



## PROJECT DATA

SITE FOLIO: 02-3210-011-0290  
 ZONING: RS-2  
 SITE AREA: 6,250 SF  
 BLDG USE: MULTI-FAMILY RESIDENTIAL  
 OCC. GROUP: GROUP R-2  
 CONST. TYPE: I-B  
 CLIMATE ZONE: TROPICAL  
 BLDG. CODE: FBC 2020  
 FIRE SPRINKLERS: YES

ADDRESS: 1915 NORMANDY DRIVE  
 MIAMI BEACH, FL 33141

OWNER: BEN AVIV/ ARVIV GROUP LLC  
 1625 DAYTONIA ROAD, MIAMI, FL 33141

LOT DIMENSIONS: 50.00' W x 125.00' D

LAND USE: RM-1 (RESIDENTIAL  
 MULTI-FAMILY LOW INTENSITY)

EXISTING SINGLE FAMILY RESIDENCE  
 TO BE DEMOLISHED.

**SCOPE OF WORK:**  
 NEW CONSTRUCTION OF A MULTI-STORY  
 SIX-UNIT RESIDENTIAL BUILDING.

**TYPE OF CONSTRUCTION**  
 TYPE I-B (CHAPTER 6 - SECTION 602.2)  
 PER FBC 2020 - BUILDING

**USE & OCCUPANCY**  
 R-2 (CHAPTER 3 - SECTION 310.4)  
 PER FBC 2020 - BUILDING

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# Normandy Lofts

FINAL SUBMITTAL  
**DRB20-0593**

Design Review Board  
**Normandy Lofts**  
 1915 Normandy Drive Miami Beach FL, 33141

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COVER SHEET

**DRB.01**  
 Plotted On: 7/9/23



609 SW 1st Court,  
 Suite 1720  
 Miami, FL 33130  
 Tel: 305-345-4240  
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 Edgar Fontanez  
 AR100826

# PROPERTY INFO

|   |             |
|---|-------------|
| <b>Folio:</b> 02-3210-011-0290  |             |
| <b>Sub-Division:</b><br>ISLE OF NORMANDY MIAMI VIEW SEC PART 3            |             |
| <b>Property Address</b><br>1915 NORMANDY DR<br>Miami Beach, FL 33141-4405 |             |
| <b>Owner</b><br>Ben Arviv/ Arviv Group, LLC                               |             |
| <b>Mailing Address</b><br>1710 JEFFERSON AVE<br>MIAMI BEACH, FL 33139     |             |
| <b>PA Primary Zone</b><br>3900 MULTI-FAMILY - 38-62 U/A                   |             |
| <b>Primary Land Use</b><br>0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT      |             |
| <b>Beds / Baths / Half</b>  | 2 / 1 / 0   |
| <b>Floors</b>   | 1           |
| <b>Living Units</b>   | 1           |
| <b>Actual Area</b>  | 1,655 Sq.Ft |
| <b>Living Area</b>  | 1,630 Sq.Ft |
| <b>Adjusted Area</b>  | 1,538 Sq.Ft |
| <b>Lot Size</b>   | 6,250 Sq.Ft |
| <b>Year Built</b>   | 1940        |



## PROPERTY INFO

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**DRB.02**

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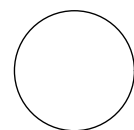
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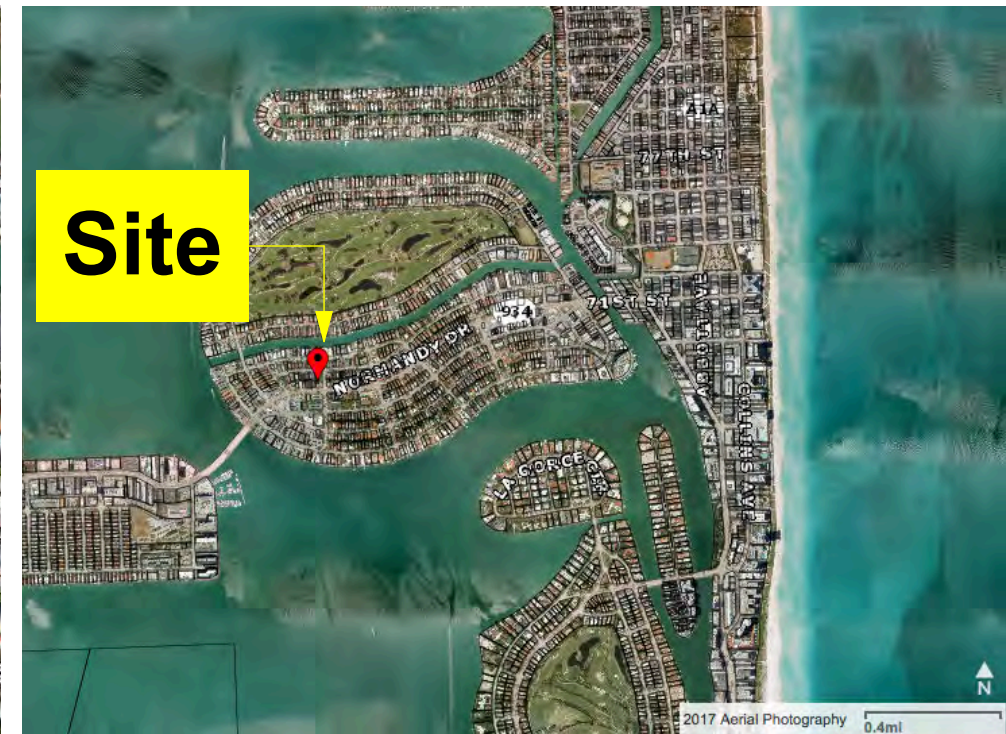
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**1/2 MILE RADIUS AERIAL**

SCALE: 1:1.67



**VICINITY MAP** 



**SITE MAP** 

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**VICINITY & SITE MAPS**

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**DRB.03**  
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AREA PHOTOS  
Photos taken 7/9/23

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**DRB.04**  
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Hand depicted hereon were surveyed per legal description provided by client and no claims as to ownership or matters of title are made or implied.  
 (i) All roads shown hereon are public unless otherwise noted.  
 (j) No identification cap found on property corners unless otherwise noted.  
 (k) Distance along boundaries are recorded and measured unless otherwise noted.  
 (l) The graphic portions of this document are intended to be displayed at the graphic/name scales as depicted. Said scale may be altered in reproductions and as such, should be considered when obtaining scaled data.

(NOV) unless otherwise noted. Underground features, if any, not identified nor located except as may be indicated hereon.  
 (j) All encroachments or encroachments shown hereon are of the apparent nature, and the issue of this survey is only for the exclusive and specific use of those persons, parties or institutions in the Certification.  
 (f) Code restrictions and title search not reflected in this survey.  
 (g) Underground utilities and encroachments, if any not located.

The flood information shown hereon does not imply that the referenced property will or will not be free from flooding or damage and does not create liability on the part of the firm, any officer or employee thereof, for any damage that results from reliance on said information.  
 (b) The survey shows platted easements and right-of-ways. There may exist additional encroachments and/or encroachments which affect this property.  
 (c) Easements shown hereon are with references to the National Geodetic Vertical Datum

ABBREVIATIONS:  
 U.E.=Utility Easement  
 M.H.=Man Hole  
 R=Road  
 F.F.=Found Rebar  
 A/C=Air Conditioner  
 C.B.=Catch Basin

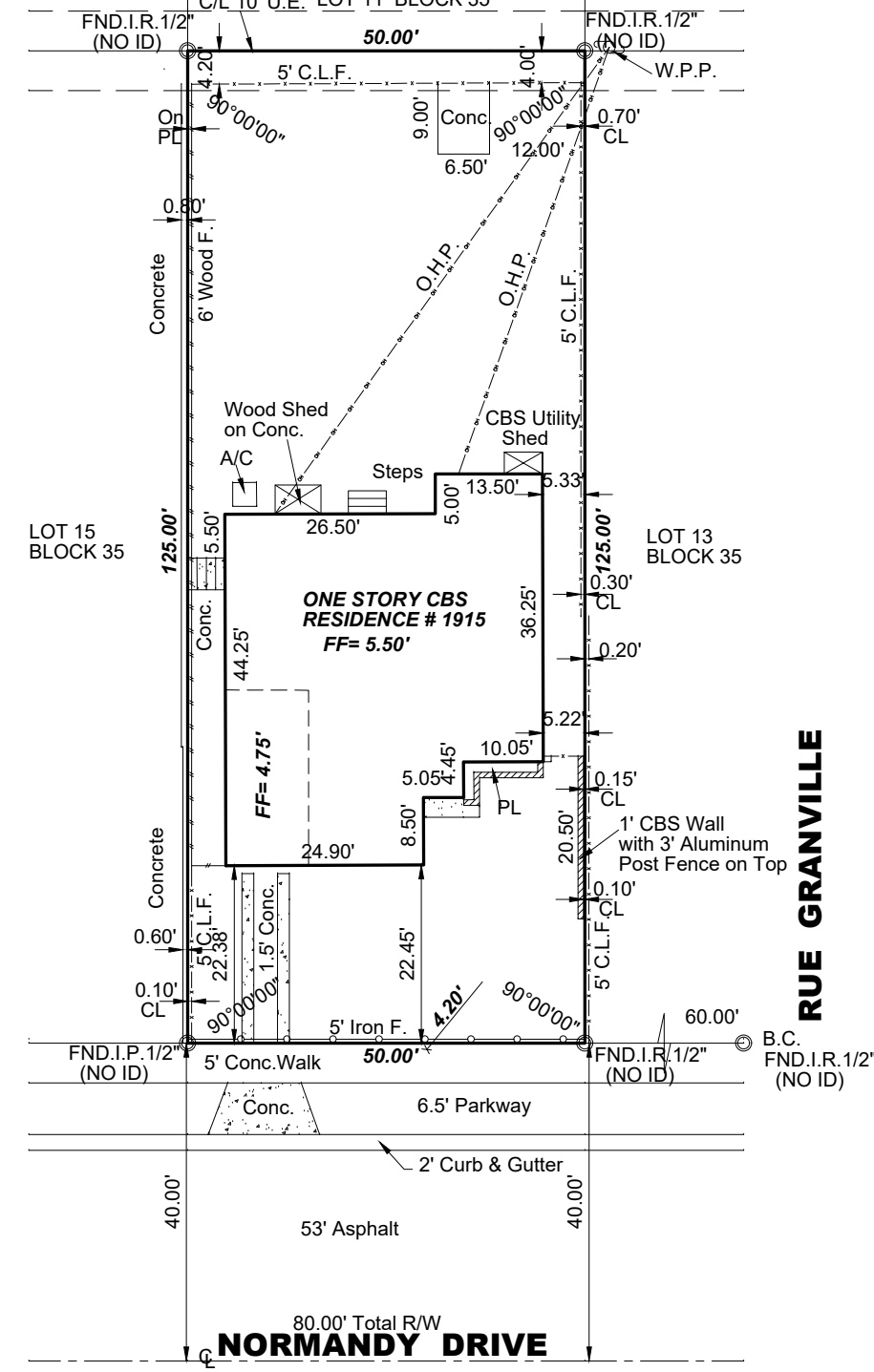
PROPERTY ADDRESS: 1915 NORMANDY DR, MIAMI BEACH, FL 33141

LOWEST FLOOR ELEVATION 4.75' FLOOD ZONE AE COMM/PANEL No. 120651/12086C0307L BENCH MARK USED N-313 ELEVATION 3.75' NGVD 29 COUNTY MIAMI-DADE

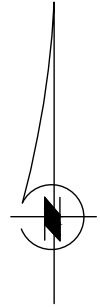
LOWEST ADJACENT GRADE 4.50' BASE FLOOD ELEV. 8.0' DATE OF FIRM 09/11/09

NOTES:  
 This Survey Declaration is made on the Field Date indicated, to the Owner(s) listed. It is not transferable to additional institutions or subsequent Owners.  
 The intended use of this survey is for Mortgage purposes only, any other use is not valid without the written consent of the signing Professional Surveyor and Mapper.

# SKETCH OF BOUNDARY SURVEY



SCALE: 1" = 20'

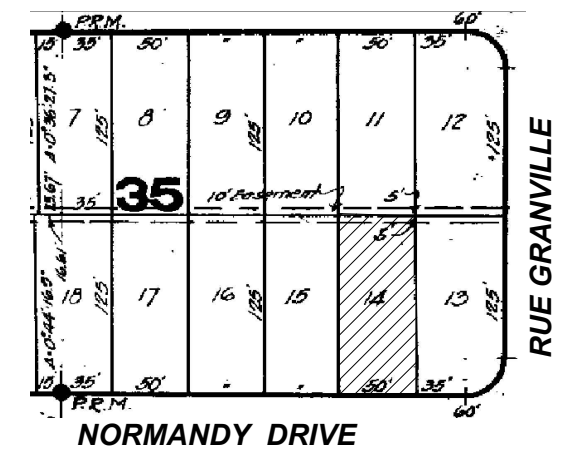


LEGAL DESCRIPTION:

LOT 14, BLOCK 35, OF MIAMI VIEW SECTION PART 3, ISLE OF NORMANDY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, PAGE 33, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. FOLIO: 02-3210-011-0290

CERTIFIED TO:  
**Ben Arviv/ Arviv Group LLC**

LOCATION SKETCH (N.T.S.)



NOTES: NO ENCROACHMENTS FOUND AT THE TIME OF THIS SURVEY

Digitally signed by  
**Guillermo Guerrero**  
 Date: 2023.05.26  
 10:15:24 -04'00'

|  |  |  |   |
|--|--|--|---|
| NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF FLORIDA LICENSED SURVEYOR AND MAPPER | BOUNDARY SURVEY No. 6453   | I hereby certify that this Survey meets the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5j-17 of Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.<br>Field Date: 05-26-2023 | STATE OF FLORIDA<br><b>GUILLERMO A. GUERRERO</b><br>Professional Surveyor & Mapper No. 6453<br>682 East 21st Street, Hialeah, FL 33013<br>(305) 333-3328 Cell<br>guerrerops@aol.com |
|  | GUILLERMO A. GUERRERO<br>PROFESSIONAL SURVEYOR & MAPPER No. 6453 |  |   |

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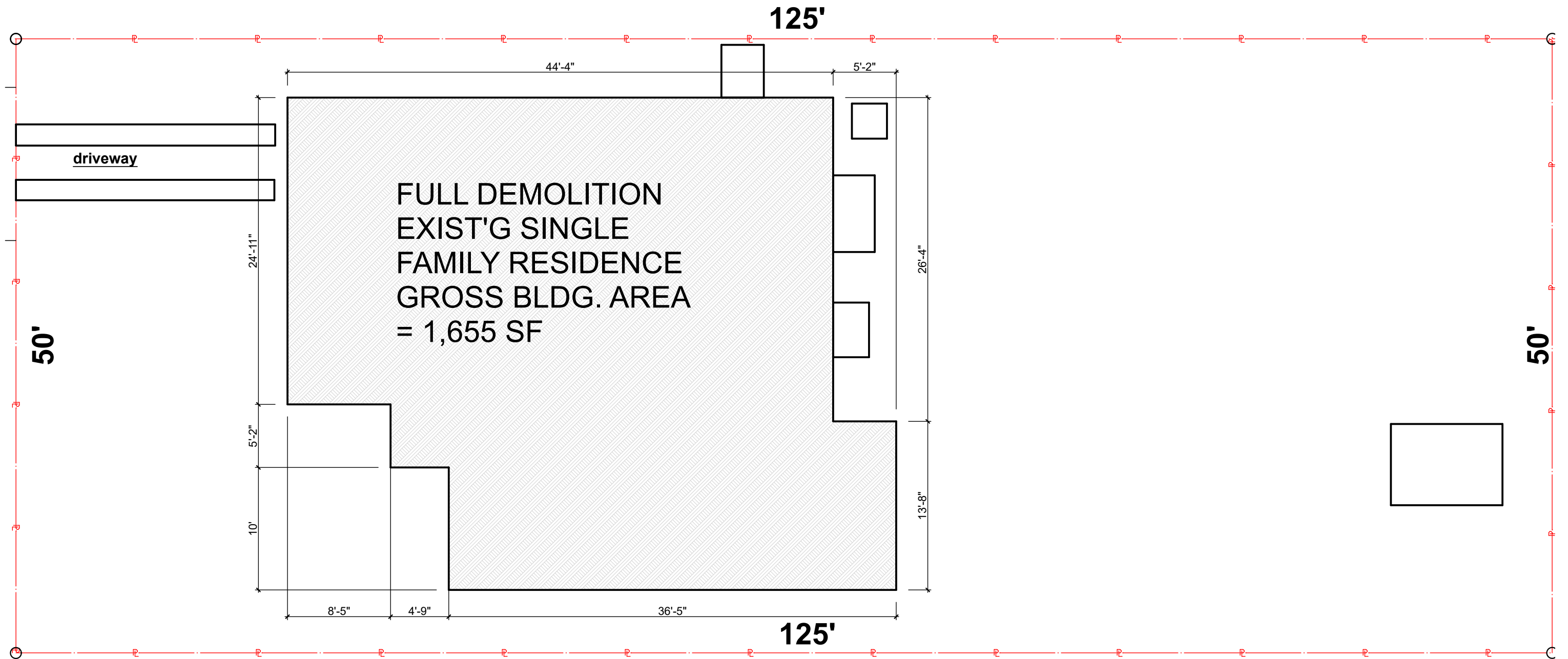
## BOUNDARY SURVEY

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DEMOLITION PLAN  
Scale: 1/8" = 1'-0"

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MULTIFAMILY - COMMERCIAL - ZONING DATA SHEET

| ITEM #                   | Zoning Information              |                         |                          |                          |              |
|--------------------------|---------------------------------|-------------------------|--------------------------|--------------------------|--------------|
| 1                        | Address:                        | 1915 Normandy Drive     |                          |                          |              |
| 2                        | Board and file numbers :        |                         |                          |                          |              |
| 3                        | Folio number(s):                | 02-3210-011-0290        |                          |                          |              |
| 4                        | Year constructed:               | 1940                    | Zoning District:         | RM-1                     |              |
| 5                        | Based Flood Elevation:          | 8.00 FT NGVD            | Grade value in NGVD:     | 4.20 FT NGVD             |              |
| 6                        | Adjusted grade (Flood+Grade/2): | 6.10 FT NGVD            | Lot Area:                | 6,250 FT                 |              |
| 7                        | Lot width:                      | 50.00 FT                | Lot Depth:               | 125.00 FT                |              |
| 8                        | Minimum Unit Size               | 870 SF                  | Average Unit Size        | 1,240 SF                 |              |
| 9                        | Existing use:                   | Single Family           | Proposed use:            | Multi-Family             |              |
|                          |                                 | Maximum                 | Existing                 | Proposed                 | Deficiencies |
| 10                       | Height                          | 50 FT                   | 12.00 FT                 | 47 FT                    |              |
| 11                       | Number of Stories               | 5                       | 1                        | 5                        |              |
| 12                       | FAR                             | 1.25                    | 0.26                     | 1.25                     |              |
| 13                       | Gross square footage            | 7,813                   | 1,655                    | 7,769                    |              |
| 14                       | Square Footage by use           | N/A                     |                          |                          |              |
| 15                       | Number of units Residential     | N/A                     | 1                        | 6                        |              |
| 16                       | Number of units Hotel           | N/A                     |                          |                          |              |
| 17                       | Number of seats                 | N/A                     |                          |                          |              |
| 18                       | Occupancy load                  | N/A                     |                          |                          |              |
|                          | Setbacks                        | Required                | Existing                 | Proposed                 | Deficiencies |
| <b>Subterranean:</b>     |                                 |                         |                          |                          |              |
| 19                       | Front Setback:                  | NA                      |                          |                          |              |
| 20                       | Side Setback:                   | NA                      |                          |                          |              |
| 21                       | Side Setback:                   | NA                      |                          |                          |              |
| 22                       | Side Setback facing street:     | NA                      |                          |                          |              |
| 23                       | Rear Setback:                   | NA                      |                          |                          |              |
| <b>At Grade Parking:</b> |                                 |                         |                          |                          |              |
| 24                       | Front Setback:                  | 20 FT                   | 20.00 FT                 | 20.00 FT                 |              |
| 25                       | Side Setback:                   | 5 FT                    | 5.00 FT                  | 5.00 FT                  |              |
| 26                       | Side Setback:                   | 5 FT                    | 5.00 FT                  | 5.00 FT                  |              |
| 27                       | Side Setback facing street:     | NA                      |                          |                          |              |
| 28                       | Rear Setback:                   | 10% Lot Depth = 12.5 FT | 10% Lot Depth = 12.50 FT | 10% Lot Depth = 12.50 FT |              |
| <b>Pedestal:</b>         |                                 |                         |                          |                          |              |
| 29                       | Front Setback:                  | 20 FT                   | 22.45 FT                 | 20.00 FT                 |              |
| 30                       | Side Setback:                   | 7.50 FT                 | 7.50 FT                  | 7.50 FT                  |              |
| 31                       | Side Setback:                   | 7.50 FT                 | 7.50 FT                  | 7.50 FT                  |              |
| 32                       | Side Setback facing street:     | NA                      |                          |                          |              |
| 33                       | Rear Setback:                   | 10% Lot Depth = 12.5 FT | 53.28 FT                 | 14.50 FT                 |              |
| <b>Tower:</b>            |                                 |                         |                          |                          |              |
| 34                       | Front Setback:                  | NA                      |                          |                          |              |
| 35                       | Side Setback:                   | NA                      |                          |                          |              |

| ITEM # | Setbacks                    | Required | Existing | Proposed | Deficiencies |
|--------|-----------------------------|----------|----------|----------|--------------|
| 36     | Side Setback:               | NA       |          |          |              |
| 37     | Side Setback facing street: | NA       |          |          |              |
| 38     | Rear Setback:               | NA       |          |          |              |

|    | Parking  | Required | Existing | Proposed | Deficiencies |
|----|--|----------|----------|----------|--------------|
| 39 | Parking district   | NA       |          |          |              |
| 40 | Total # of parking spaces  | NA       |          |          |              |
| 41 | # of parking spaces per use (Provide a separate chart for a breakdown calculation)   | NA       |          |          |              |
| 42 | # of parking spaces per level (Provide a separate chart for a breakdown calculation) | NA       |          |          |              |
| 43 | Parking Space Dimensions   | NA       |          |          |              |
| 44 | Parking Space configuration (45o,60o,90o,Parallel)                                   | NA       |          |          |              |
| 45 | ADA Spaces   | NA       |          |          |              |
| 46 | Tandem Spaces  | NA       |          |          |              |
| 47 | Drive aisle width  | NA       |          |          |              |
| 48 | Valet drop off and pick up   | NA       |          |          |              |
| 49 | Loading zones and Trash collection areas   | NA       |          |          |              |
| 50 | racks  | NA       |          |          |              |

|    | Restaurants, Cafes, Bars, Lounges, Nightclubs  | Required | Existing | Proposed | Deficiencies |
|----|--|----------|----------|----------|--------------|
| 51 | Type of use  | NA       |          |          |              |
| 52 | Number of seats located outside on private property                                    | NA       |          |          |              |
| 53 | Number of seats inside   | NA       |          |          |              |
| 54 | Total number of seats  | NA       |          |          |              |
| 55 | Total number of seats per venue (Provide a separate chart for a breakdown calculation) | NA       |          |          |              |
| 56 | Total occupant content   | NA       |          |          |              |
| 57 | Occupant content per venue (Provide a separate chart for a breakdown calculation)      | NA       |          |          |              |

|    |   |    |    |           |    |
|----|---|----|----|-----------|----|
| 58 | Proposed hours of operation   | NA | NA | NA        | NA |
| 59 | Is this an NIE? (Neighborhood Impact establishment, see CMB 141-1361) | NA | NA | NA        | NA |
| 60 | Is dancing and/or entertainment proposed? (see CMB 141-1361)          | NA | NA | NA        | NA |
| 61 | Is this a contributing building?                                      |    |    | Yes or No |    |
| 62 | Located within a Local Historic District?                             |    |    | Yes or No |    |

Notes:

If not applicable write N/A

All other data information may be required and presented like the above format.

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DRB20-0593

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ZONING DATA

DRB.07  
Plotted On: 7/9/23



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FIRST FLOOR MEZZANINE LEVEL (1)

SECOND FLOOR MEZZANINE LEVEL (1)

FIRST FLOOR LEVEL (1)

SECOND FLOOR LEVEL (1)

GROUND FLOOR LEVEL

ZONING CALCULATIONS

ZONING: RM-1  
 LOT AREA: 6,250 SF  
 NO. OF UNITS: 6  
 F.A.R.: 1.25  
 6,250 SF x 1.25 = 7,813 SF (ALLOWED)

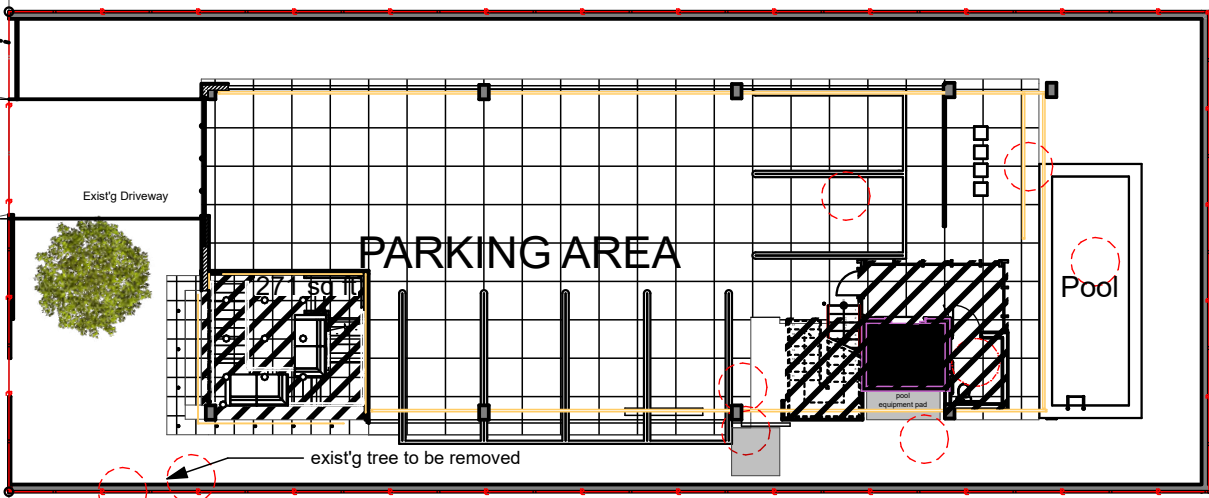
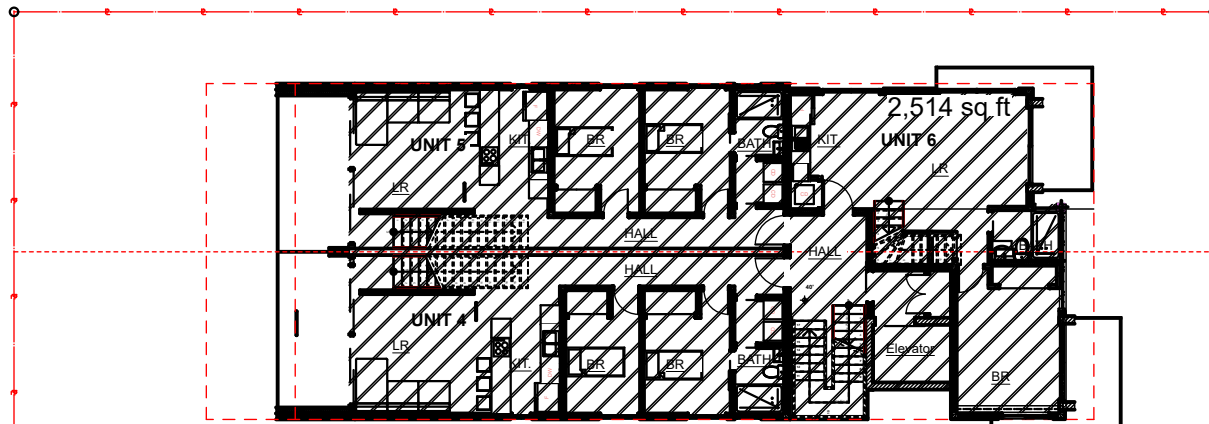
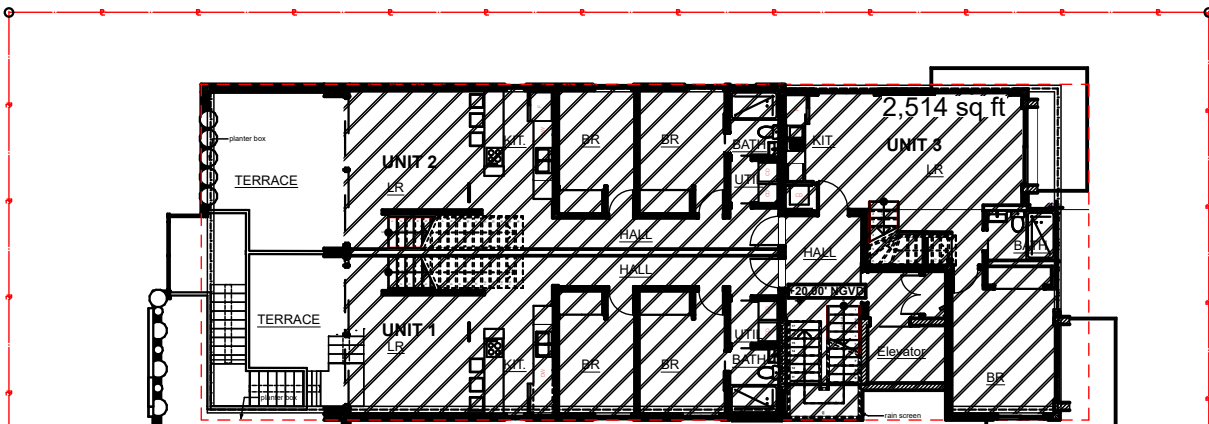
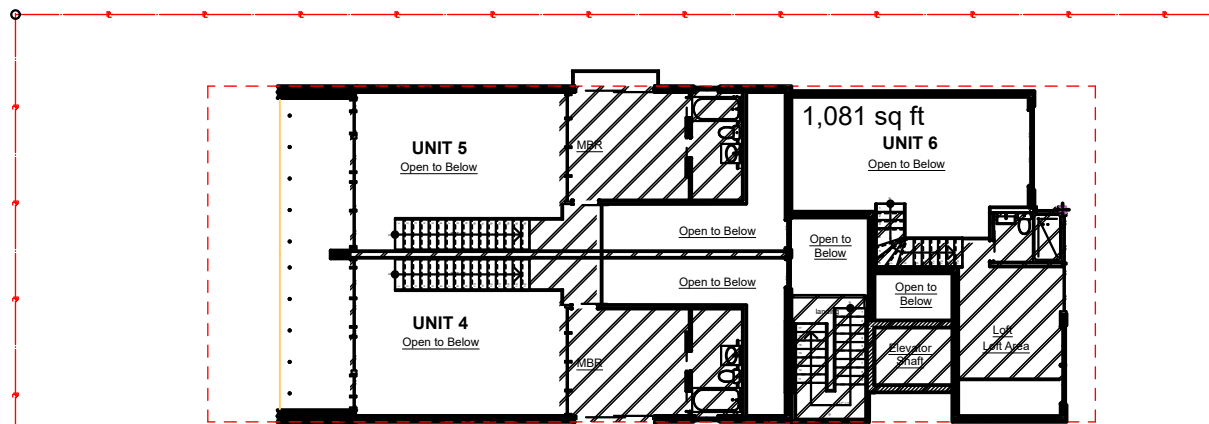
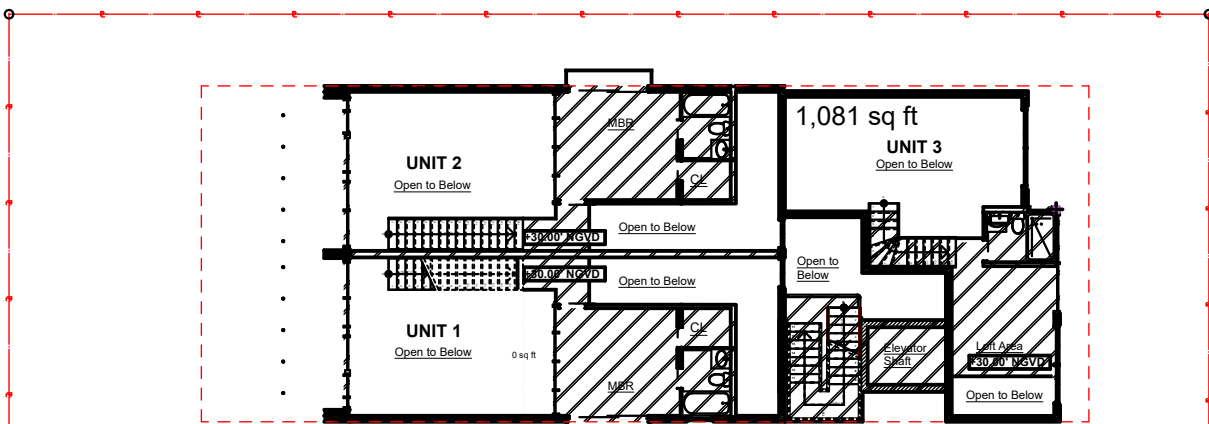
|                  |                  |                   |
|------------------|------------------|-------------------|
| TOTAL AREA:      | ALLOWED 7,813 SF | PROVIDED 7,769 SF |
| NO. OF STORIES:  | 5 STY            | 5 STY             |
| BUILDING HEIGHT: | 55'-0"           | 47'-0"            |

FLOOR AREA TOTALS:

| FLOOR       | AREA TOTALS |
|-------------|-------------|
| GROUND LVL. | = 579 SF    |
| FIRST FLR.  | = 2,514 SF  |
| MEZZANINE   | = 1,081 SF  |
| SECOND FLR. | = 2,514 SF  |
| MEZZANINE   | = 1,081 SF  |
| TOTAL F.A.  | = 7,769 SF  |

UNIT AREA TOTALS:

| UNIT     | A/C AREA | BALCONY AREA |
|----------|----------|--------------|
| 1        | 1,053 SF | 259 SF       |
| 2        | 1,053 SF | 259 SF       |
| 3        | 840 SF   | 189 SF       |
| 4        | 1,053 SF | 90 SF        |
| 5        | 1,053 SF | 90 SF        |
| 6        | 840 SF   | 189 SF       |
| TOTALS = | 5,892 SF | 1,076 SF     |



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ZONING & FAR DIAGRAMS

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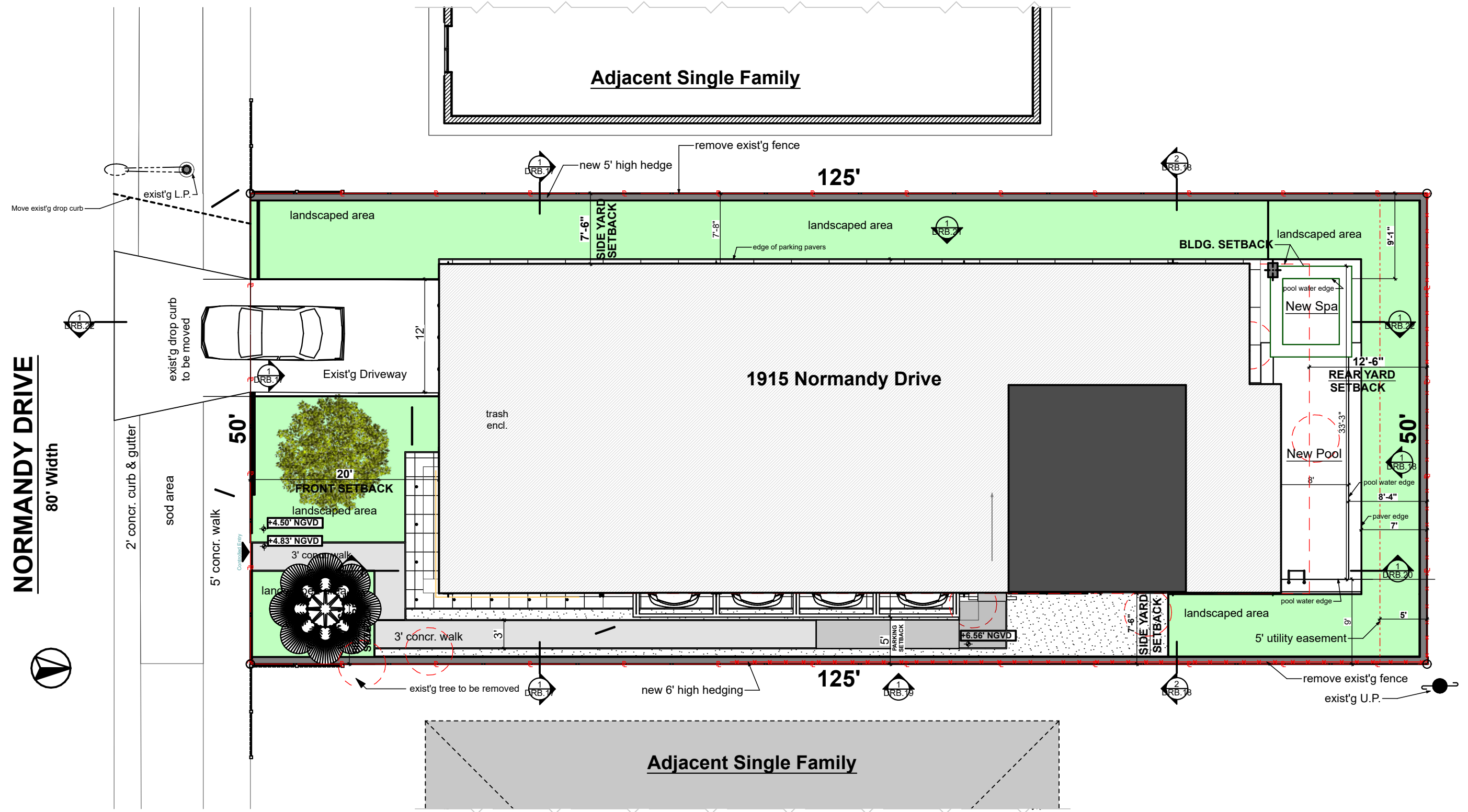
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**NORMANDY DRIVE**  
80' Width



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**SITE PLAN**  
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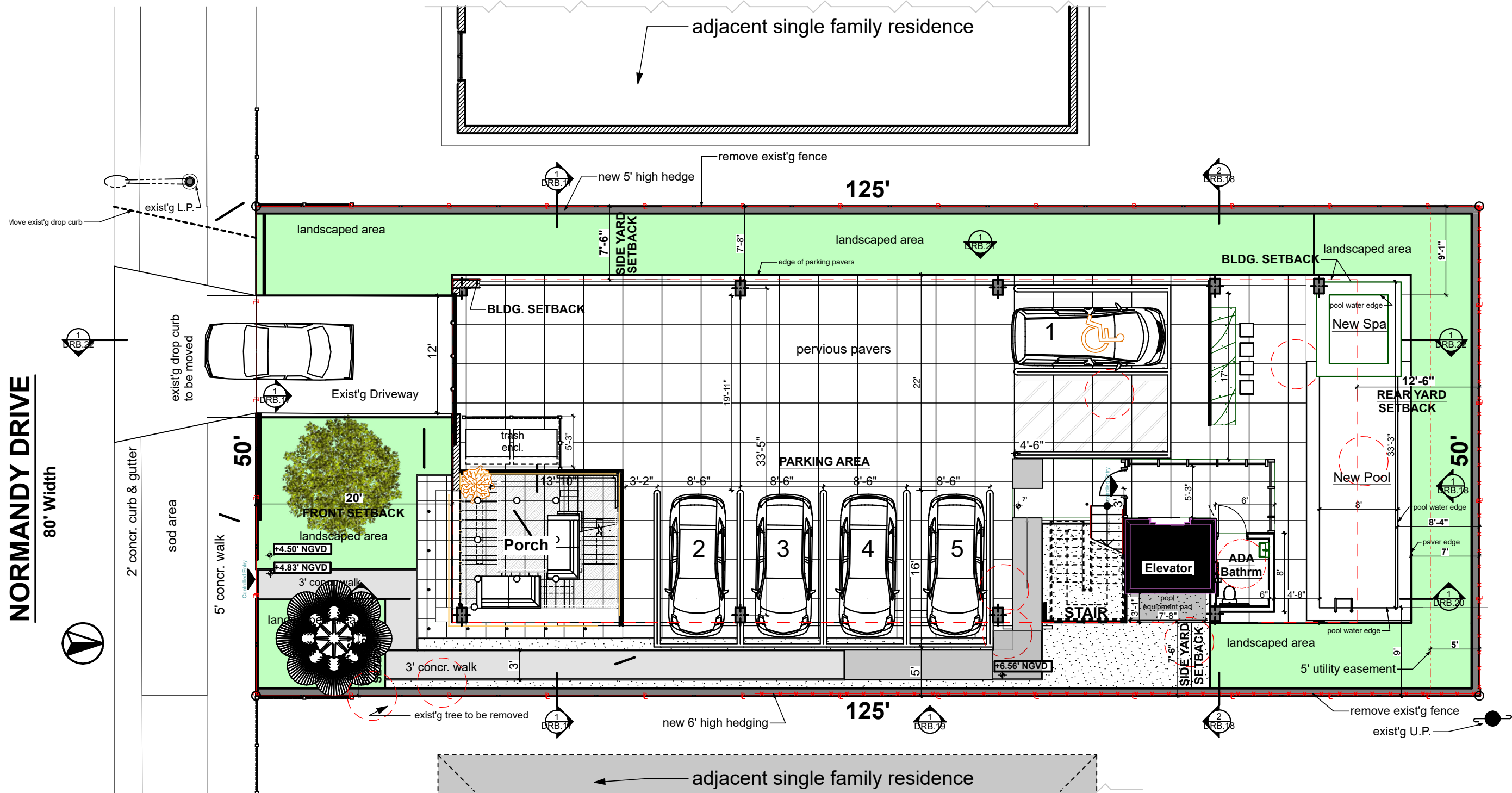
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NORMANDY DRIVE

80' Width



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**PARKING LEVEL PLAN**

Scale: 3/32" = 1'-0"



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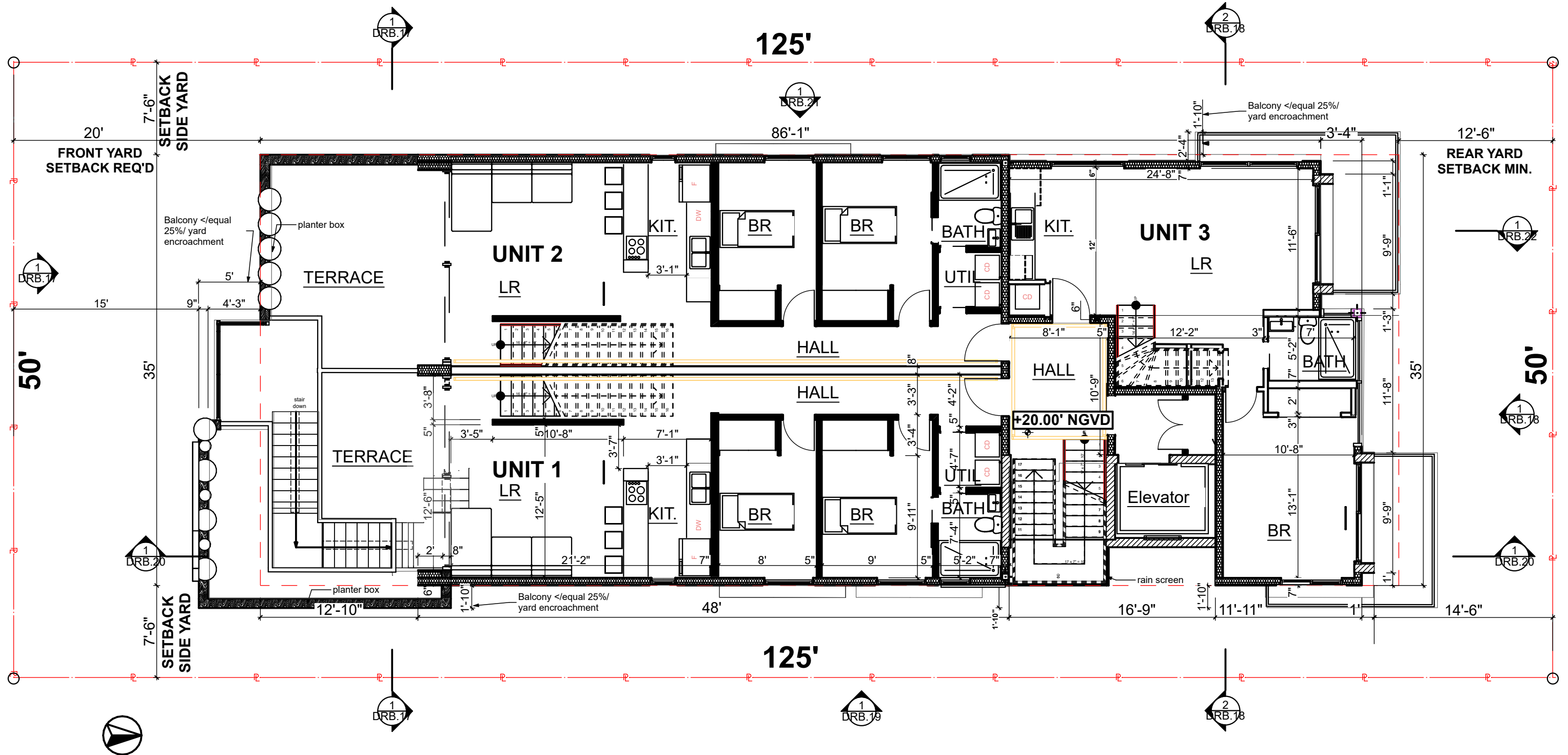
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**FIRST FLOOR PLAN**

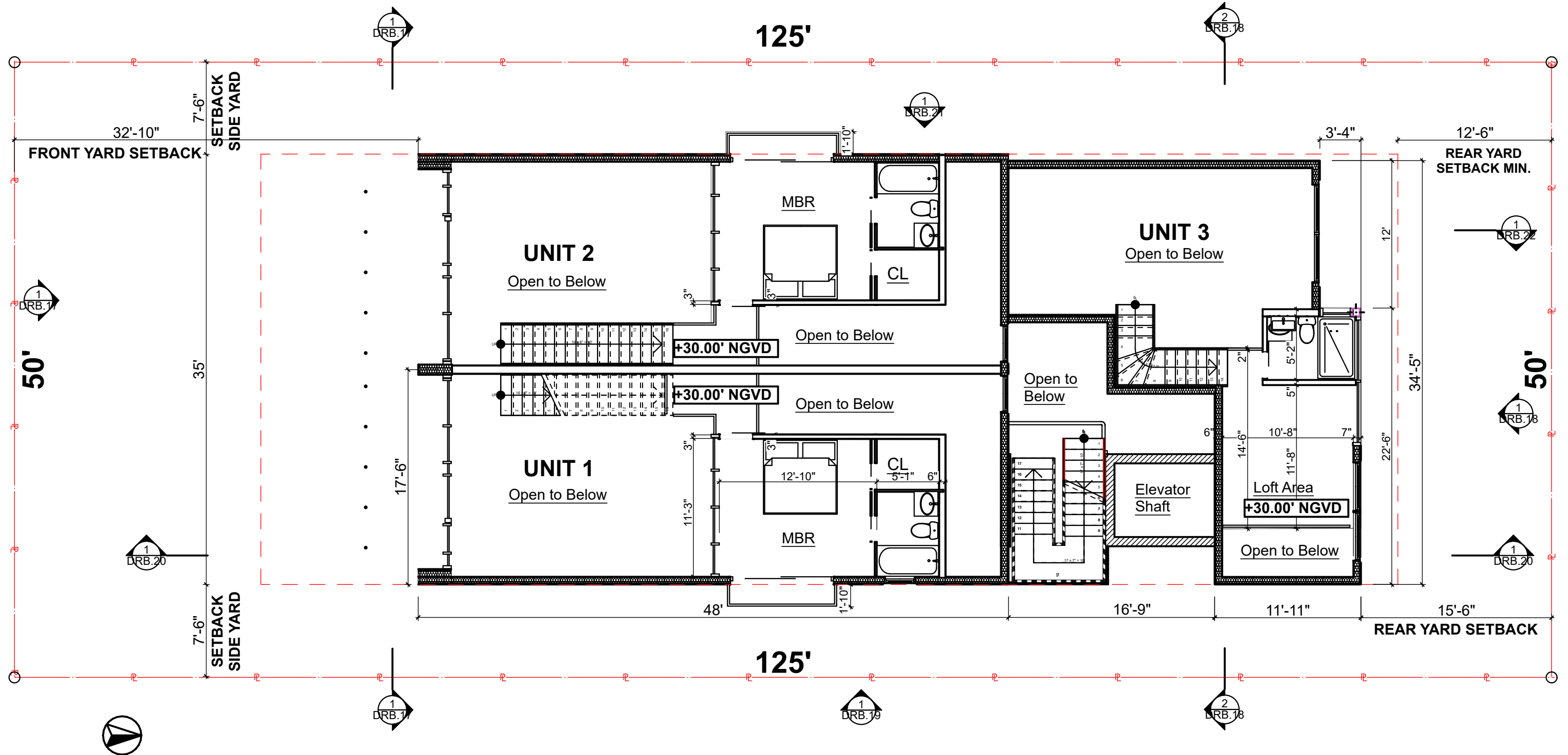
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**FIRST FLOOR MEZZ. PLAN**

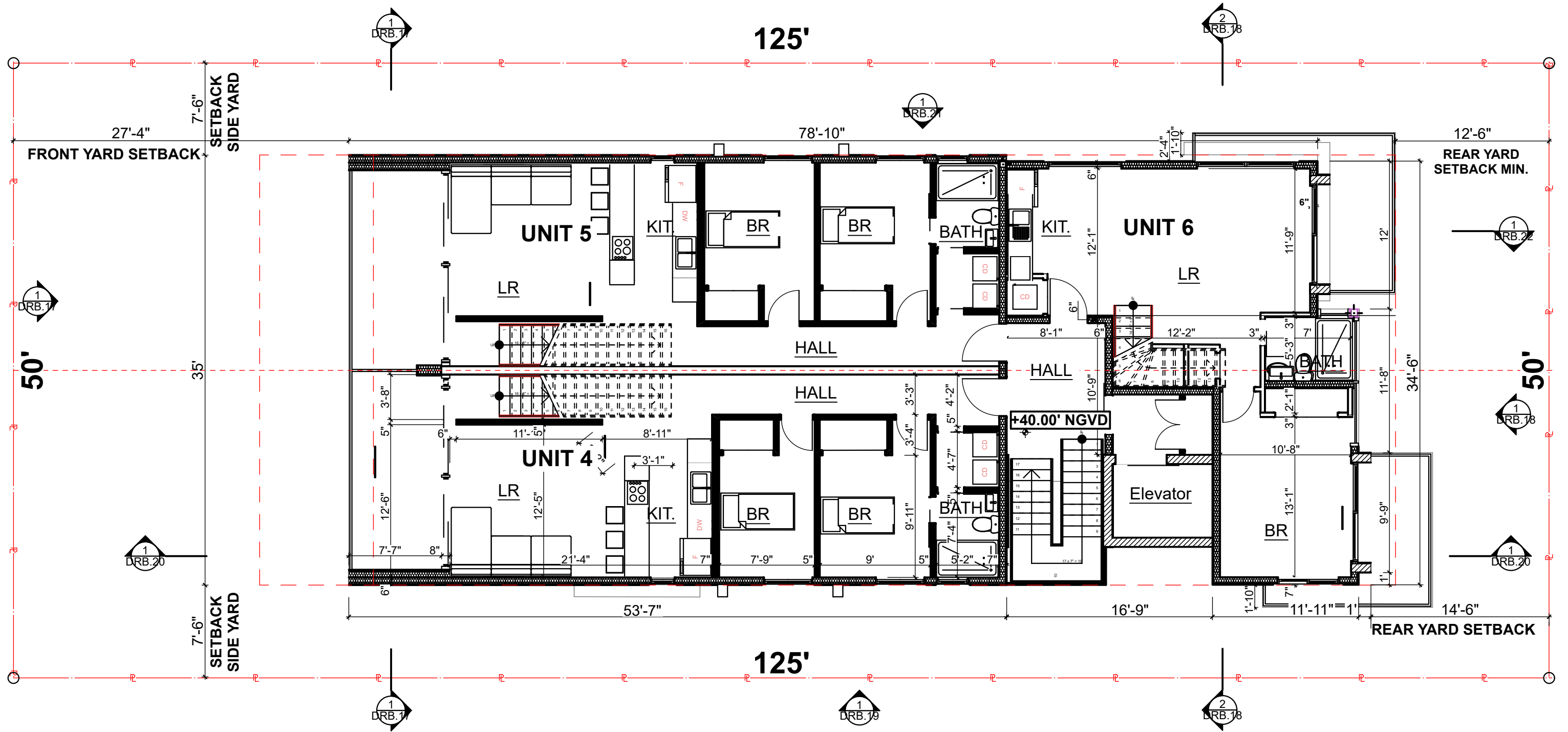
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**SECOND FLOOR PLAN**

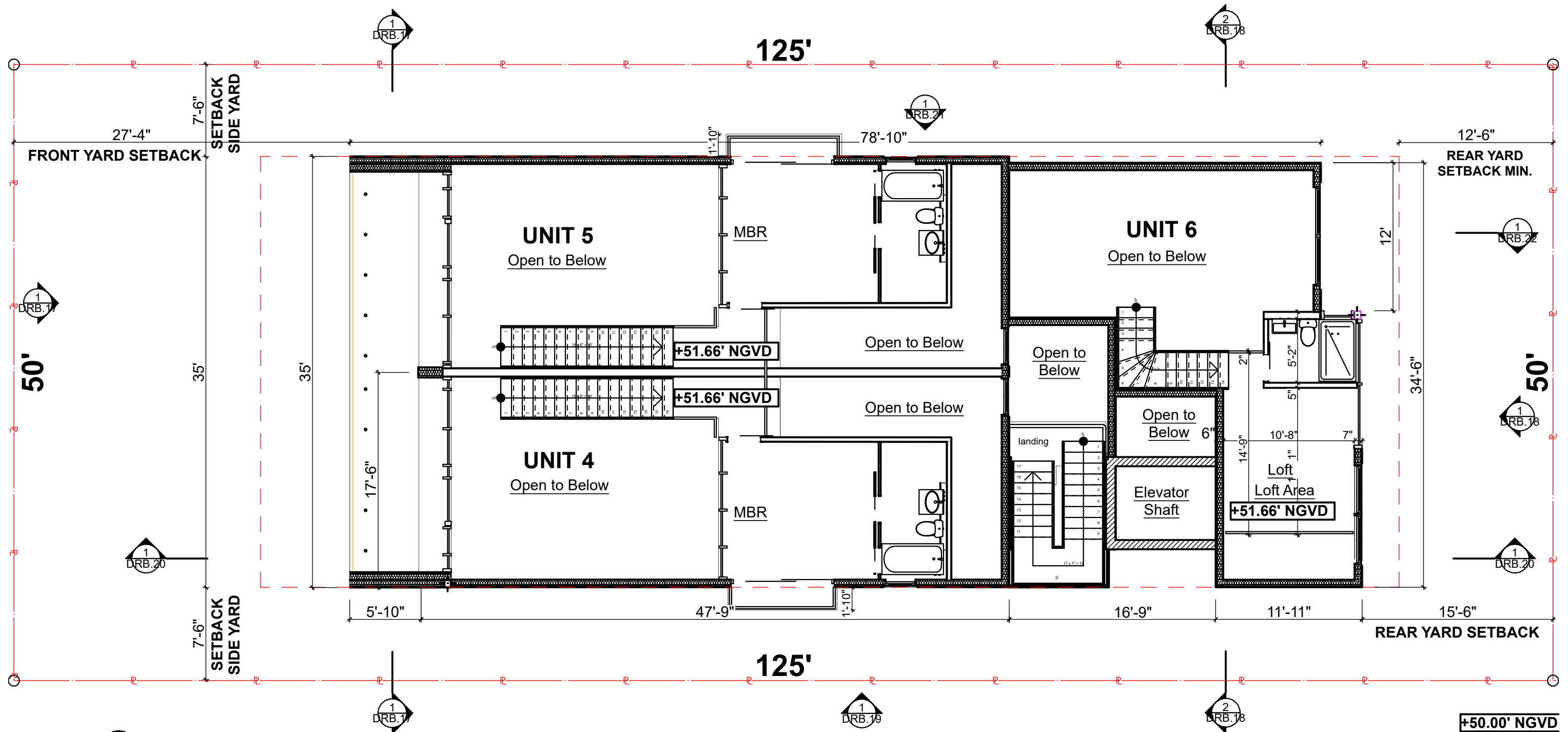
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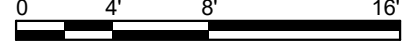
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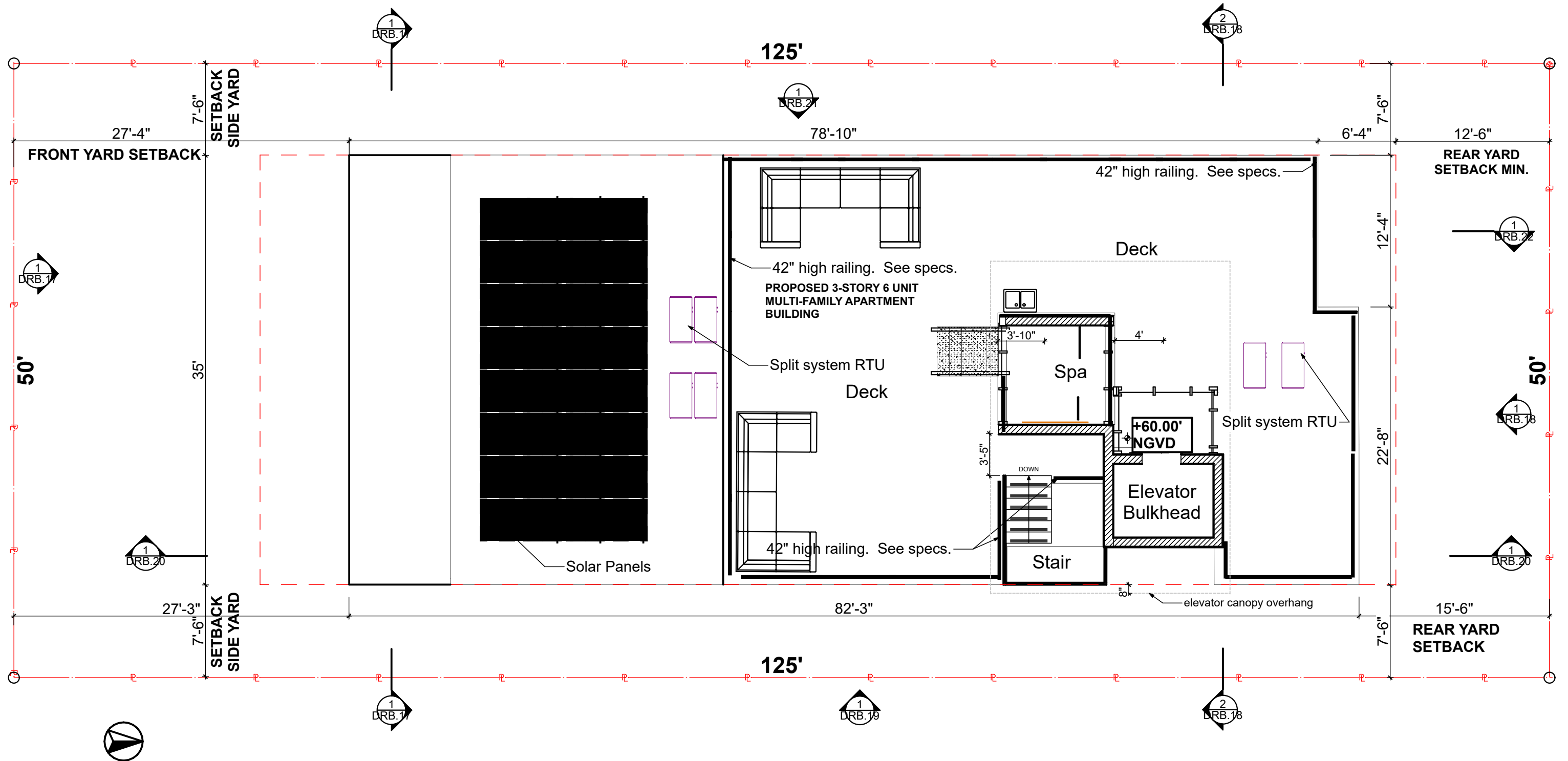
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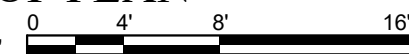


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**ROOF PLAN**

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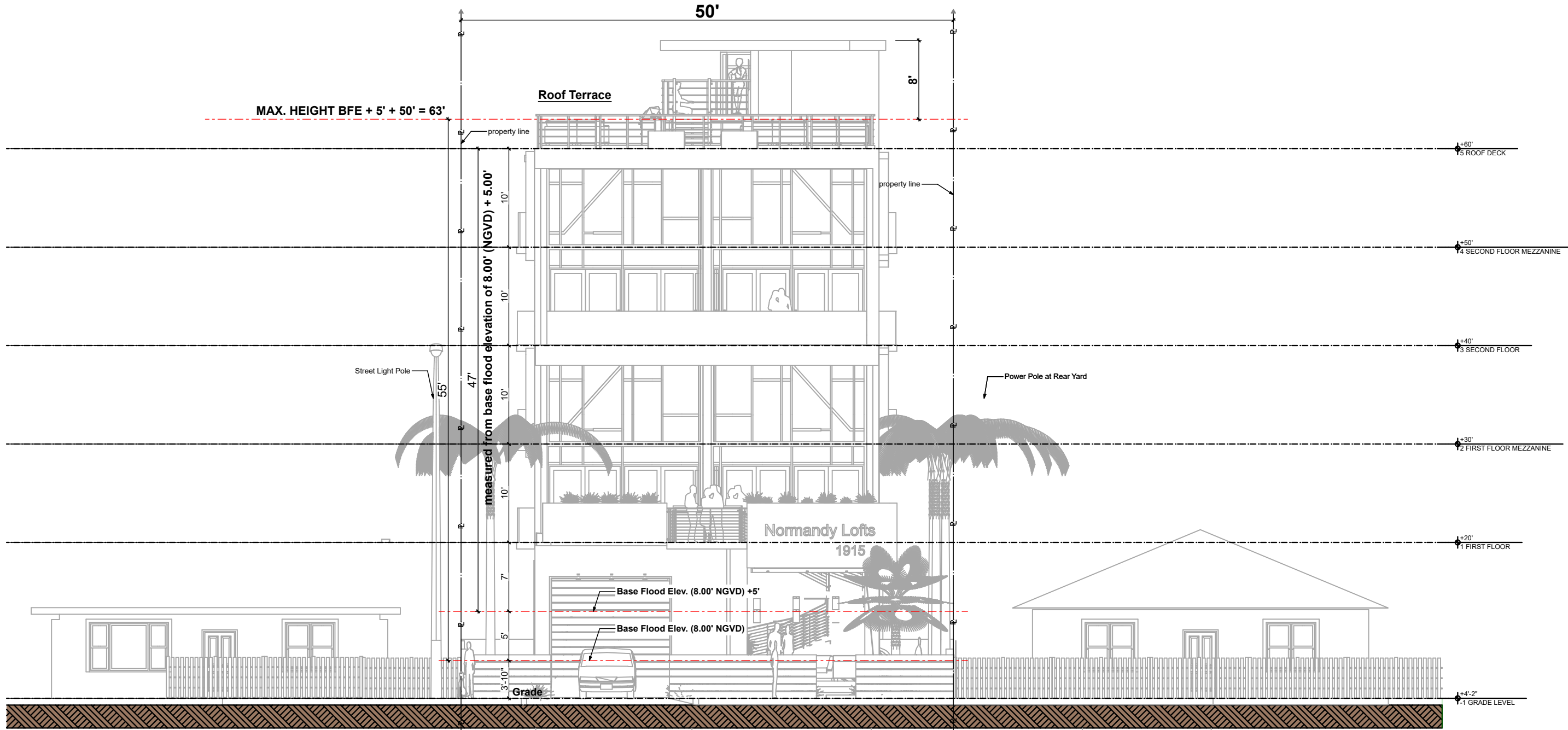


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# Subject Property



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## NEIGHBORING ELEVATION

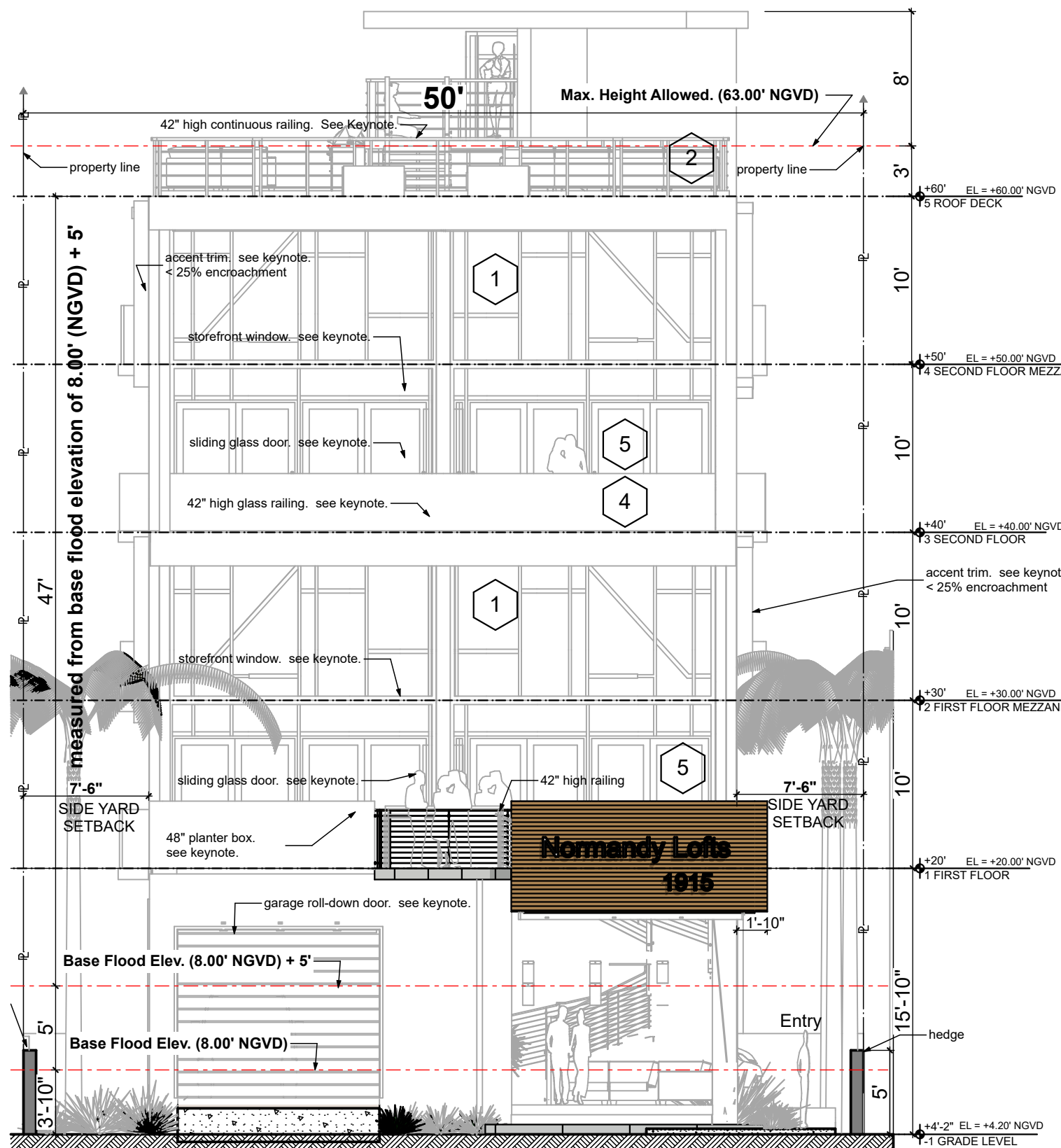
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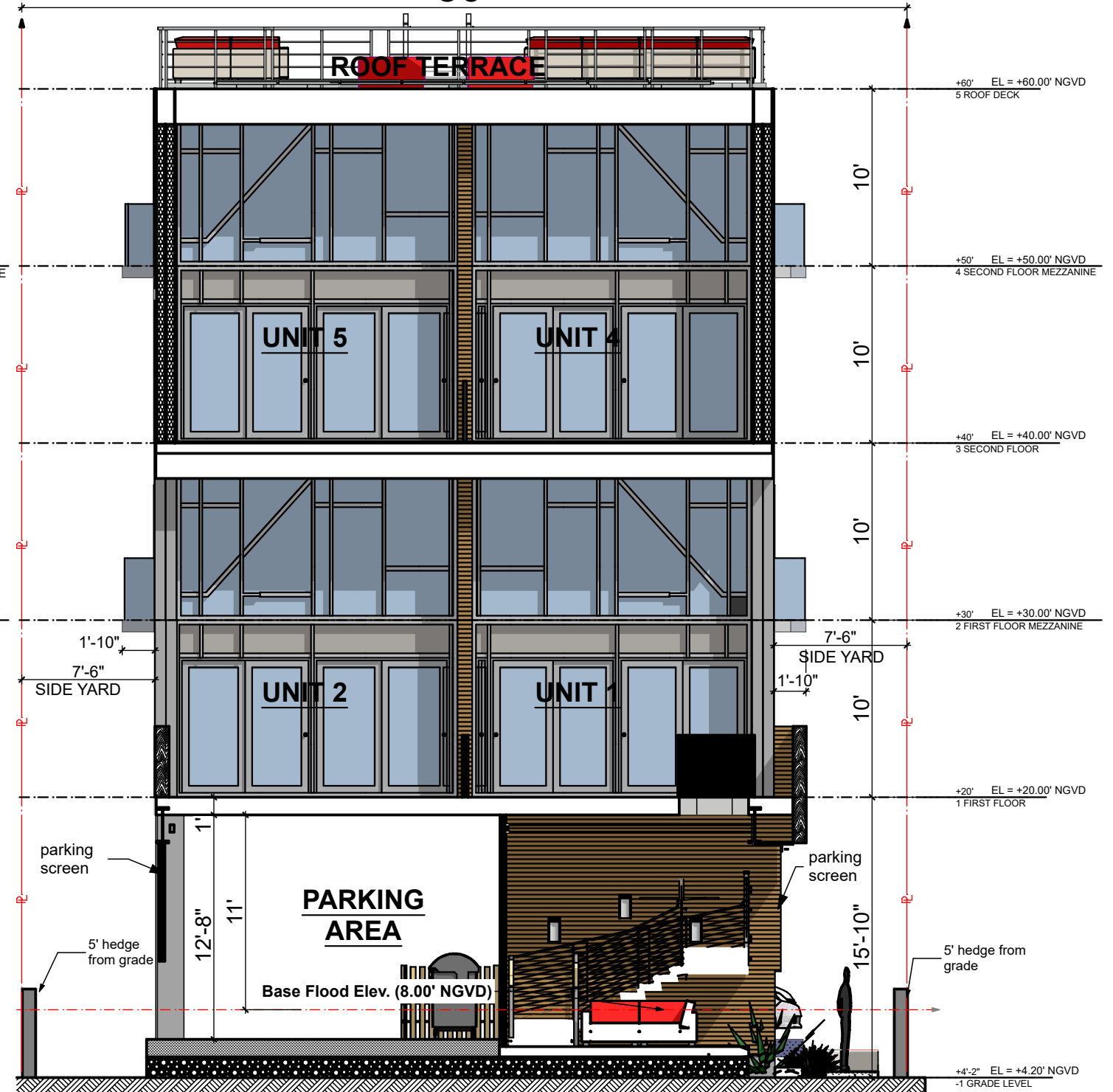




### KEY NOTES



1. ANOD. ALUM. CLR. FIN. WINDOW MULLIONS W/ LIGHT TINTED GLASS (TYP).
2. 42" HIGH FLAT ALUM. GUARDRAIL W/ 2"x2" ALUM. POST & 1/2" ALUM. HORIZ. RAILS @ 4" O.C. W/ BOTTOM RAIL 2" FROM STEP FIN. (TYP). CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL BY ARCHITECT PRIOR TO MANUFACTURE.
3. GALV. MTL. STAIR . CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL BY ARCHITECT PRIOR TO MANUFACTURE.
4. 42" HIGH GLASS RAILING
5. IMPACT GLASS SLIDING DOOR. SEE SCHEDULE.



### SOUTH ELEVATION & SECTION

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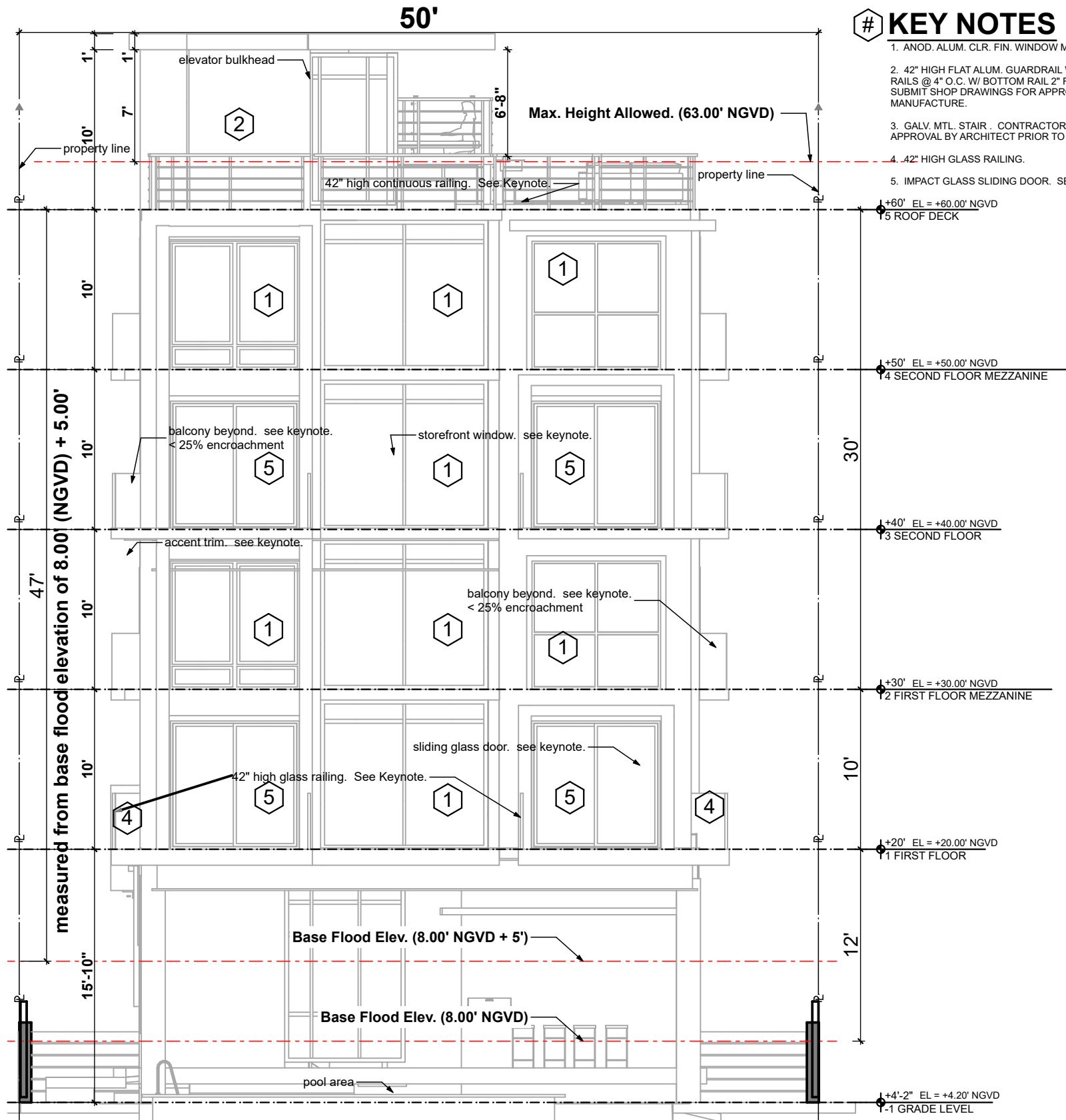
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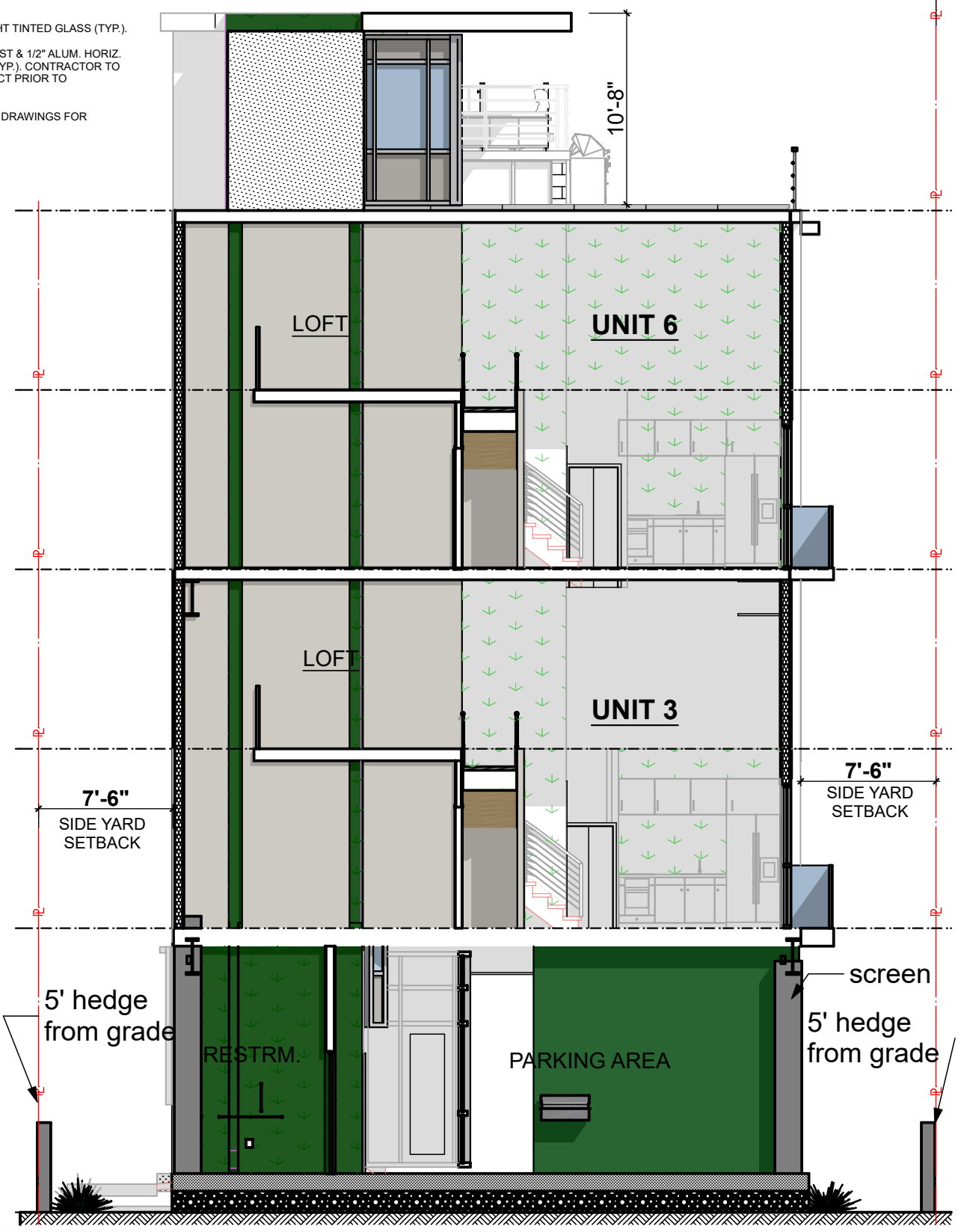
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- ### # KEY NOTES
1. ANOD. ALUM. CLR. FIN. WINDOW MULLIONS W/ LIGHT TINTED GLASS (TYP.)
  2. 42" HIGH FLAT ALUM. GUARDRAIL W/ 2"x2" ALUM. POST & 1/2" ALUM. HORIZ. RAILS @ 4" O.C. W/ BOTTOM RAIL 2" FROM STEP FIN. (TYP.). CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL BY ARCHITECT PRIOR TO MANUFACTURE.
  3. GALV. MTL. STAIR. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL BY ARCHITECT PRIOR TO MANUFACTURE.
  4. 42" HIGH GLASS RAILING.
  5. IMPACT GLASS SLIDING DOOR. SEE SCHEDULE.



## NORTH ELEVATION & SECTION

SCALE: 1/8" = 1'-0"

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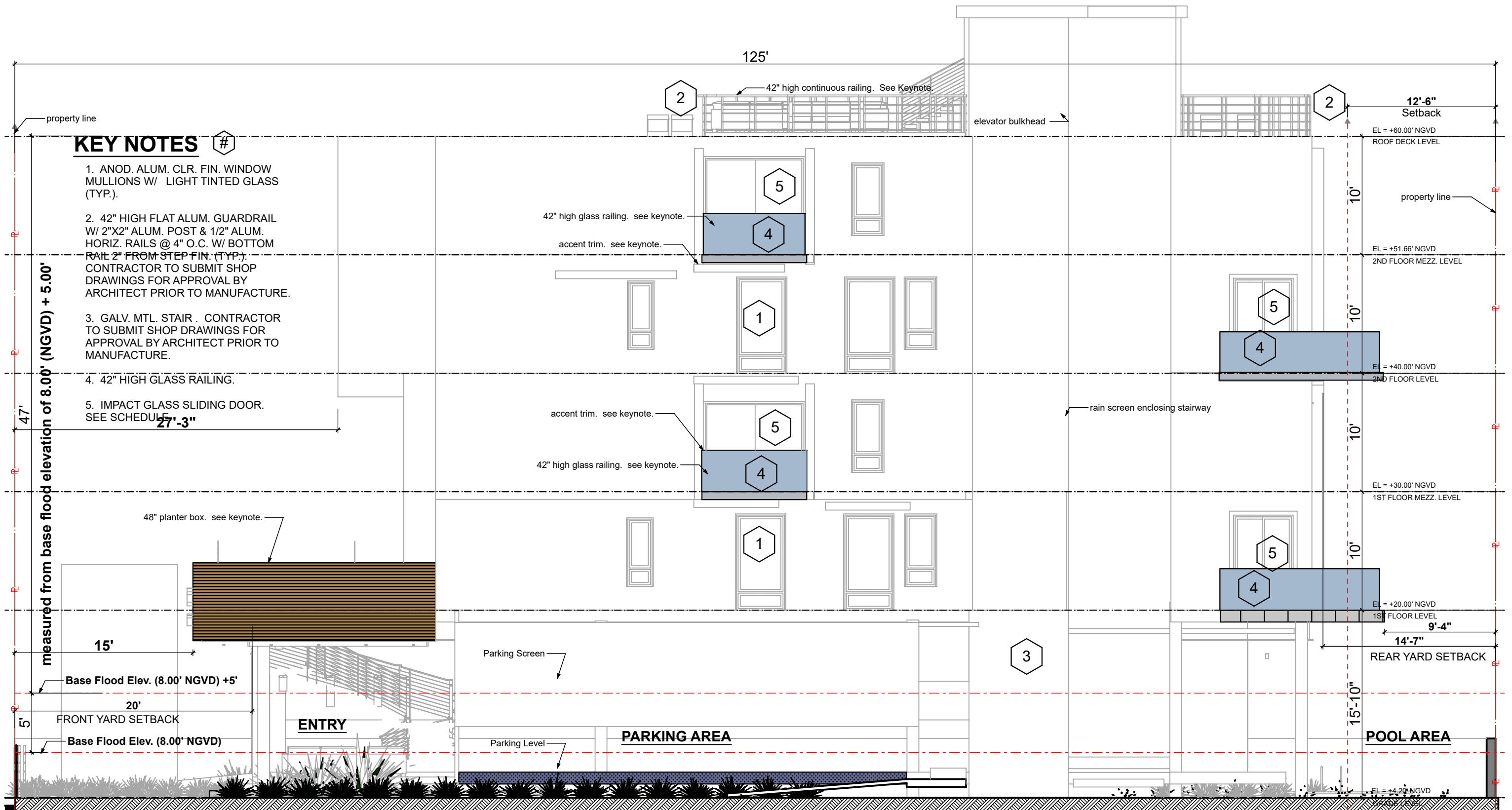
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**KEY NOTES** #

1. ANOD. ALUM. CLR. FIN. WINDOW MULLIONS W/ LIGHT TINTED GLASS (TYP.).
2. 42" HIGH FLAT ALUM. GUARDRAIL W/ 2"X2" ALUM. POST & 1/2" ALUM. HORIZ. RAILS @ 4" O.C. W/ BOTTOM RAIL 2" FROM STEP FIN. (TYP.); CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL BY ARCHITECT PRIOR TO MANUFACTURE.
3. GALV. MTL. STAIR. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL BY ARCHITECT PRIOR TO MANUFACTURE.
4. 42" HIGH GLASS RAILING.
5. IMPACT GLASS SLIDING DOOR. SEE SCHEDULE 27'-3"

measured from base flood elevation of 8.00' (NGVD) + 5.00'

47'

15'

Base Flood Elev. (8.00' NGVD) +5'

20'

FRONT YARD SETBACK

Base Flood Elev. (8.00' NGVD)

ENTRY

Parking Screen

Parking Level

PARKING AREA

3

9'-4"

REAR YARD SETBACK

POOL AREA

EL = +4.20' NGVD

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**EAST ELEVATION**

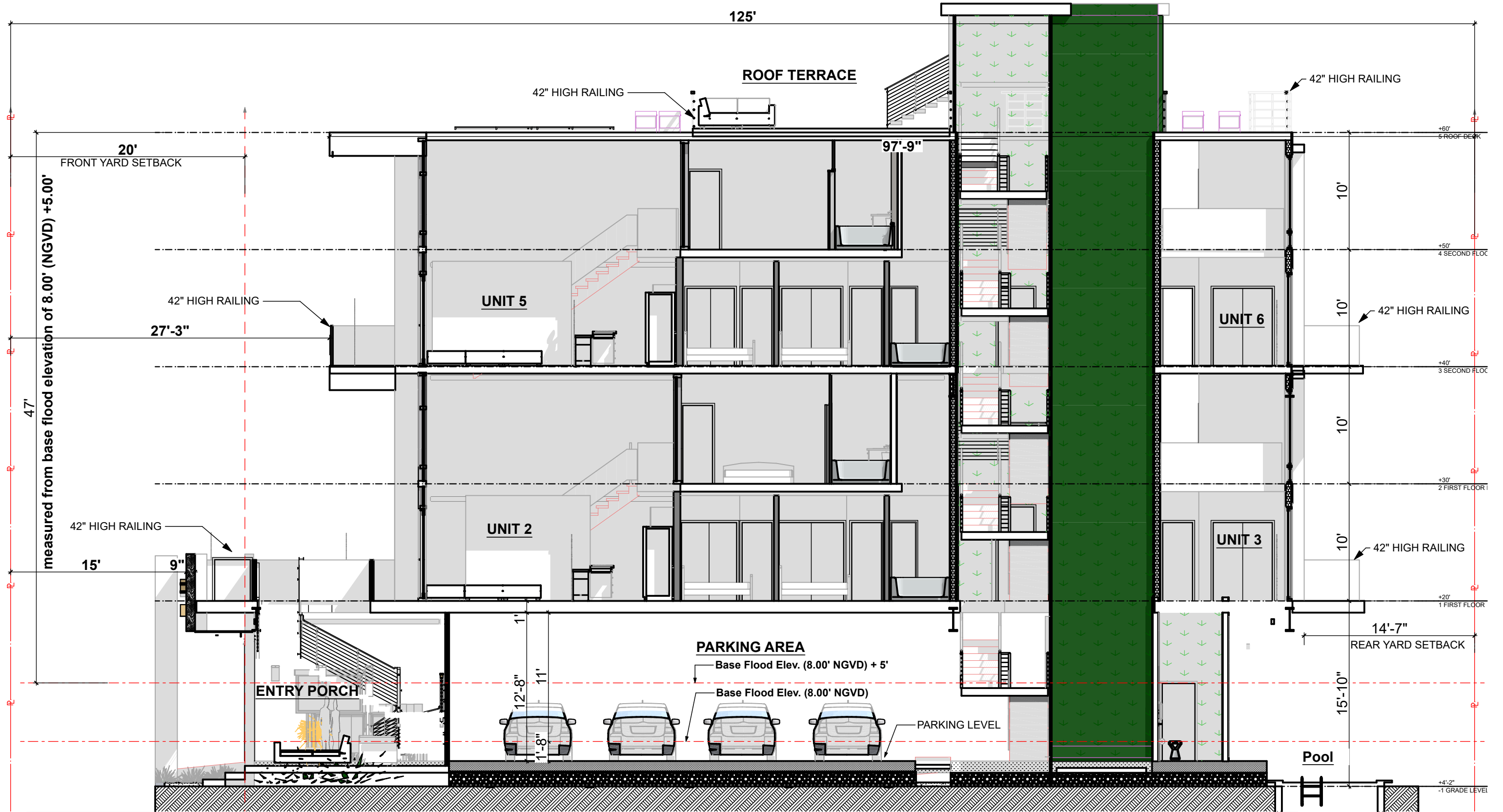
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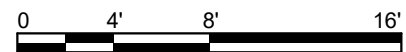


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**EAST SECTION**

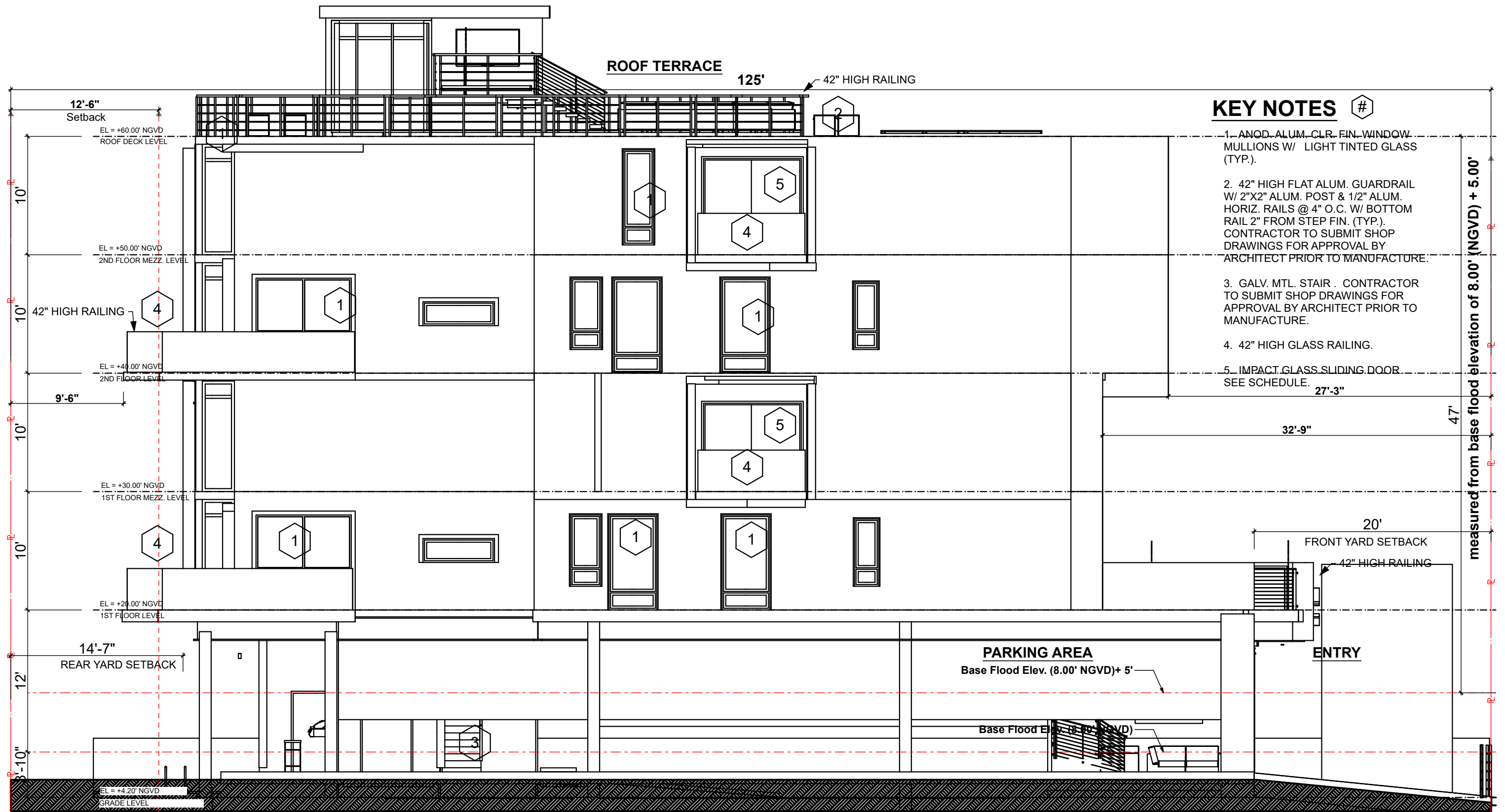
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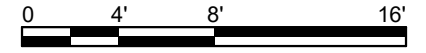
- ### KEY NOTES #
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  3. GALV. MTL. STAIR. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR APPROVAL BY ARCHITECT PRIOR TO MANUFACTURE.
  4. 42" HIGH GLASS RAILING.
  5. IMPACT GLASS SLIDING DOOR. SEE SCHEDULE.

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**WEST ELEVATION**

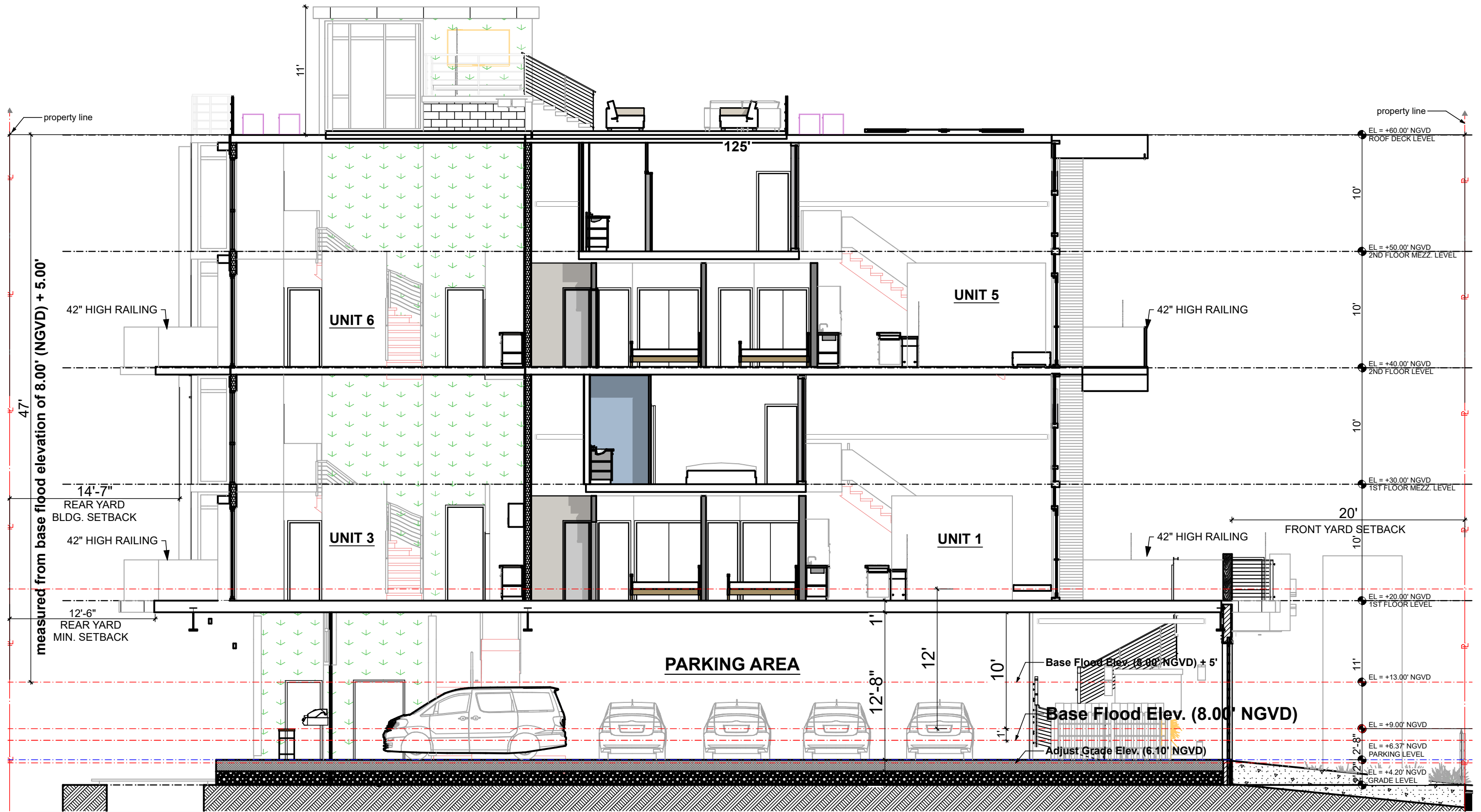
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WEST SECTION

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**LONG SECTION**

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CROSS SECTION

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Roof Lounge View



Pool View



Parking Area View



NE View



NW View



SW View



SE View

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EXTERIOR RENDERINGS

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## INTERIOR RENDERINGS

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**DRB.27**  
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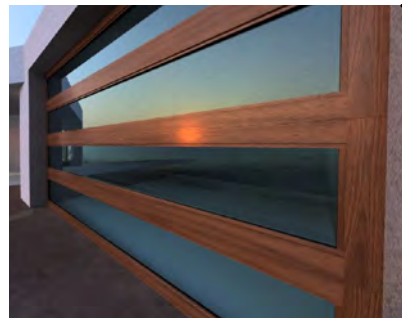


SW 7006  
Extra White

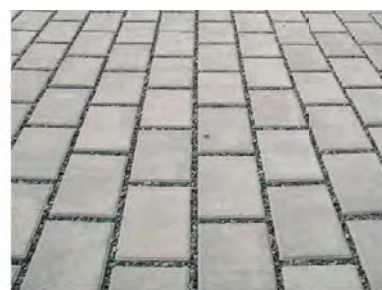
SW 7071  
Gray Screen



SW 7073  
Network Gray



SW 7076  
Cyberspace



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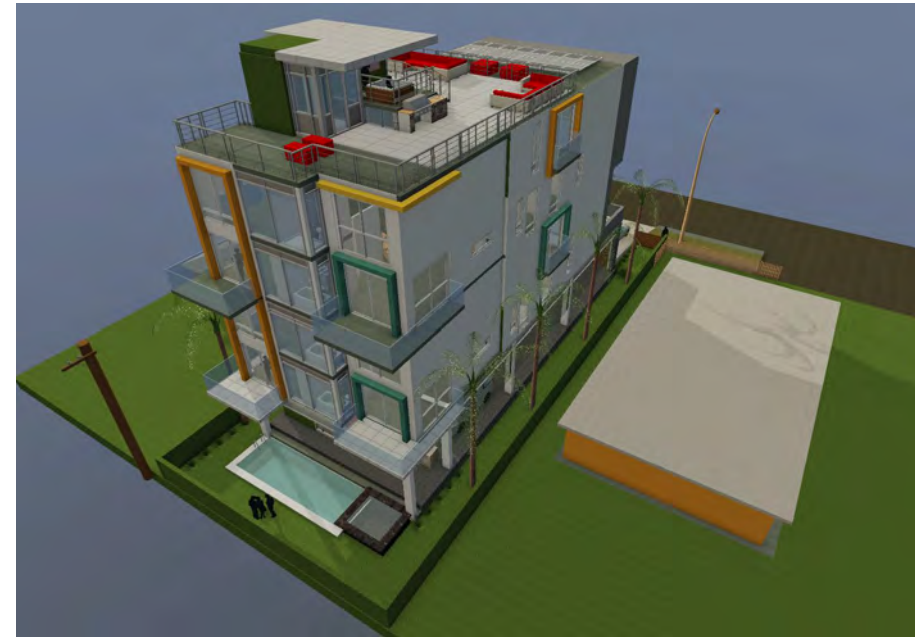
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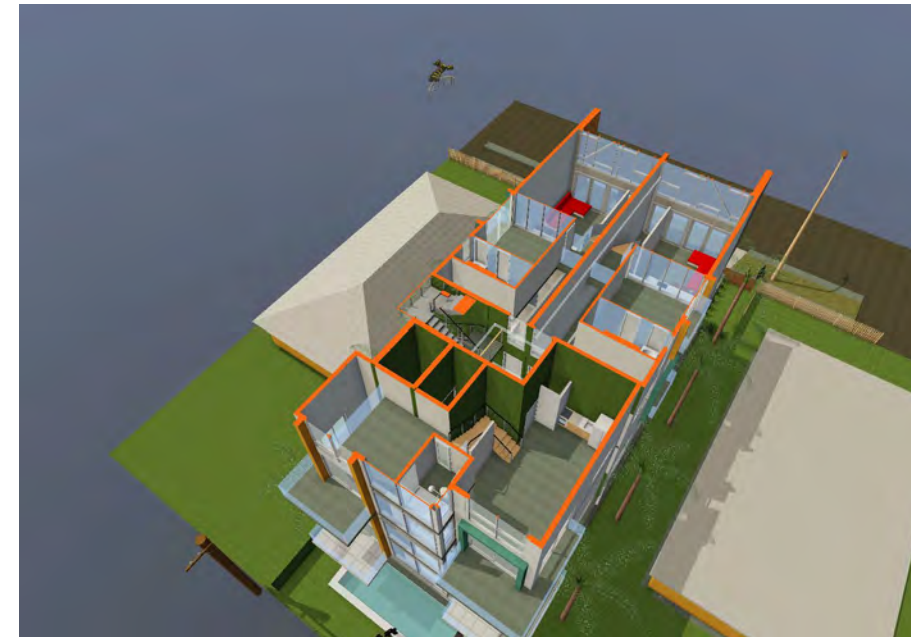
Front Yard View



Front Yard View



Rear Yard View



Rear Yard View



2nd Floor & Mezz. View

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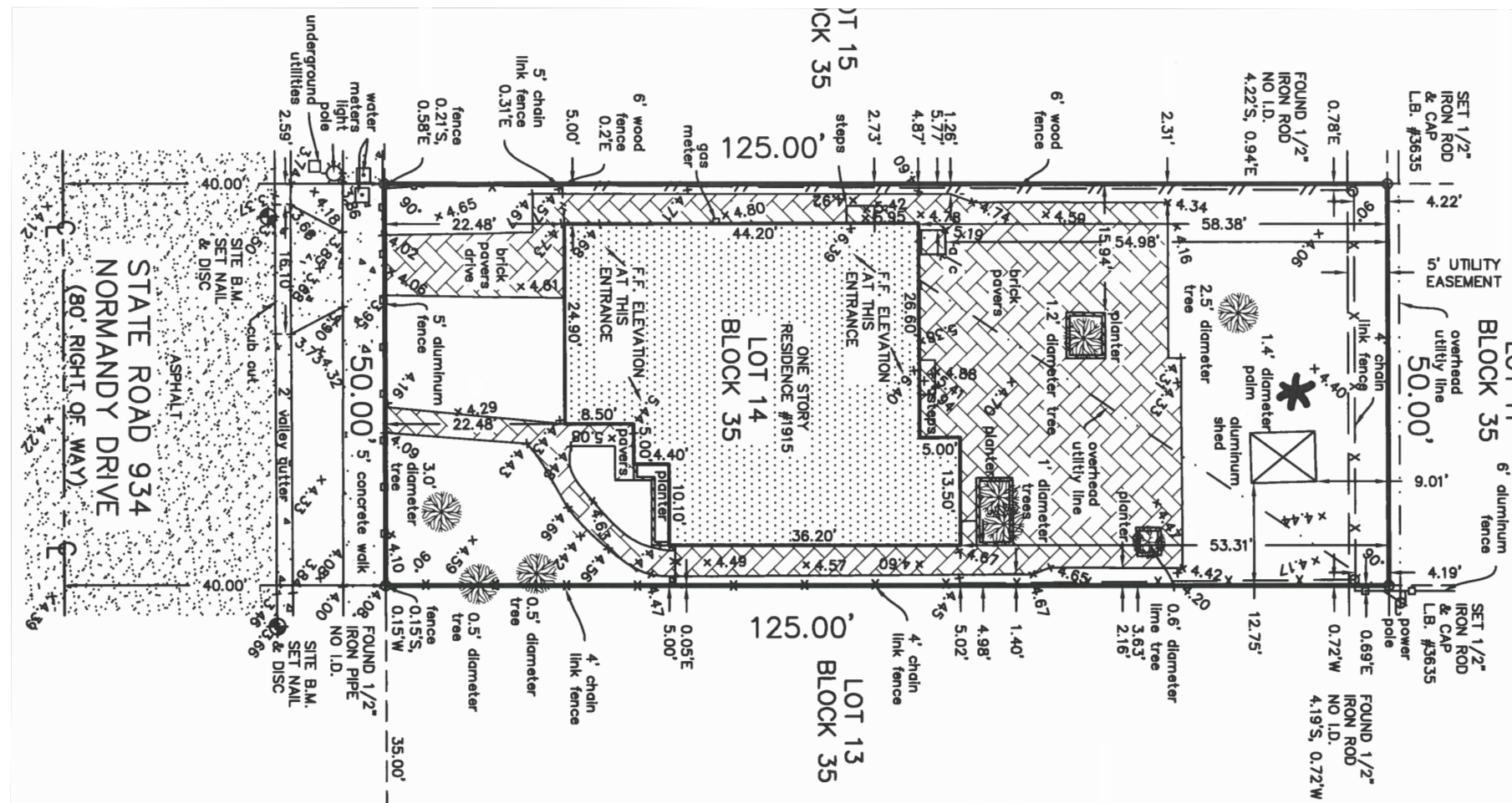
AXO VIEWS

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
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Plotted On: 7/9/23

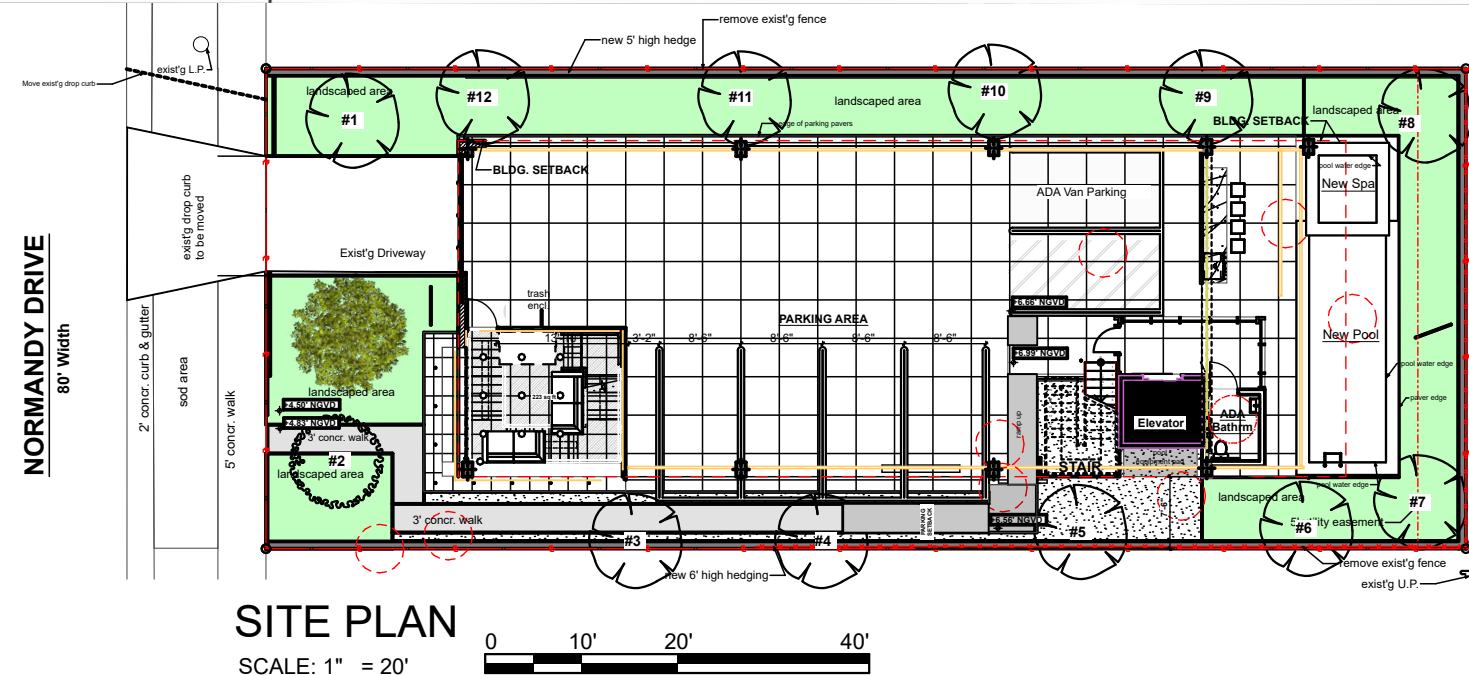


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### LEGEND & SYMBOLS

-  Exist'g tree to remain & be protected. See Landscape Plan.
-  Exist'g tree to be removed.
-  New tree. See Landscape Plan.
-  New Sod. See Landscape Plan.



**SITE PLAN**  
SCALE: 1" = 20'

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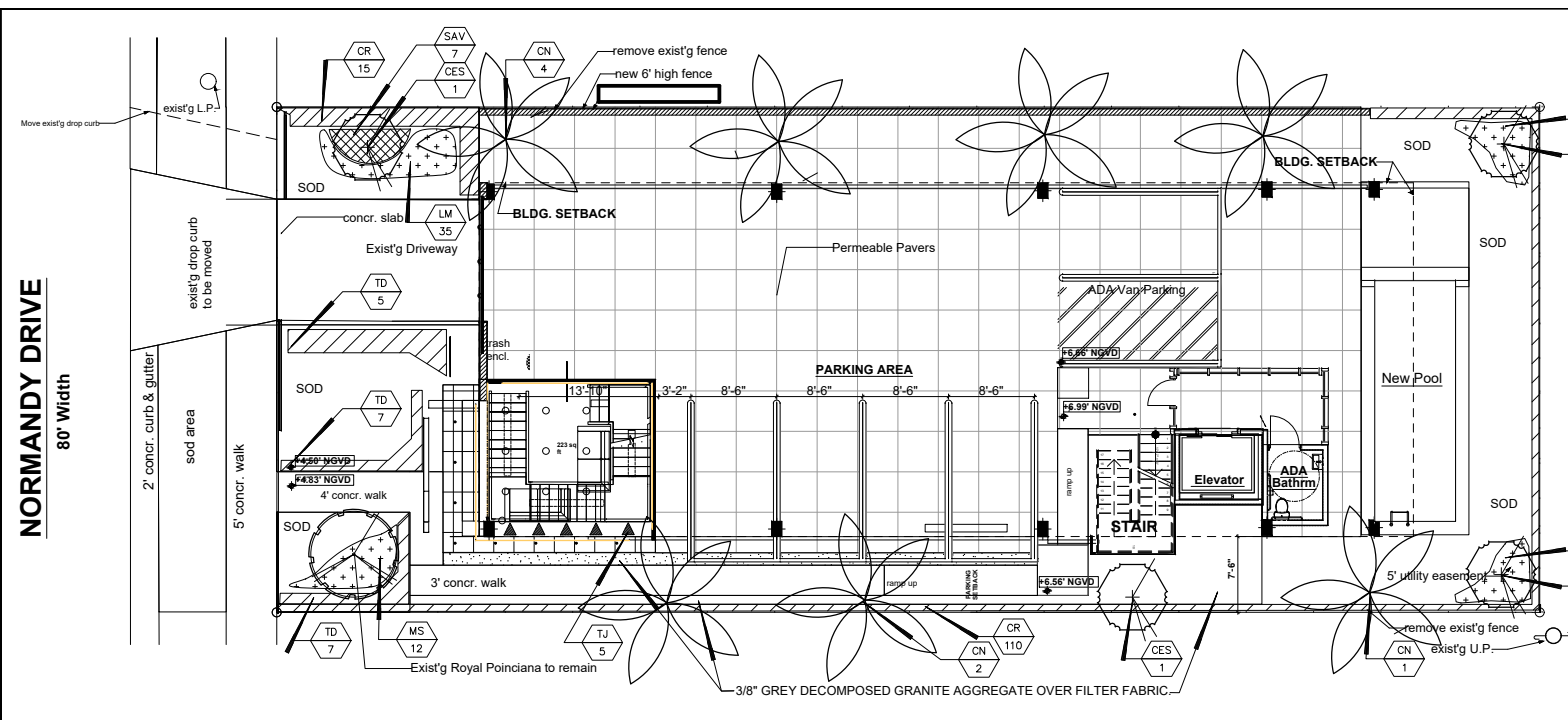
### TREE DISPOSITION

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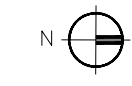
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NORMANDY DRIVE  
80' Width



**LANDSCAPE PLAN**  
SCALE: 1/8" = 1'-0"



**PROPOSED PLANT LIST**

| TREES / PALMS                           | Code   | Drought | QTY. | Botanical Name / Common Name                    | Specifications                 |
|---|--------|---------|------|---|--------------------------------|
|   | CE (N) | V       | 4    | Conocarpus erectus / Green Buttonwood           | B&B Field Grow, 2" Cal, 12" OA |
|   | CN     | V       | 7    | Cocos nucifera / Coconut Palm                   | B&B Field Grow, 6" CT, 15' OA  |
| <b>ACCENTS / SHRUBS / GROUND COVERS</b> |        |         |      |   |                                |
|   | CR (N) | V       | 125  | Ousea rosea / Ousea                             | 10 Gal., 60" OA, 24" OC        |
|   | LM     | V       | 35   | Liriope muscari / Liriope                       | 1 Gal., 12" OA, 12" OC         |
|   | MS (N) | V       | 32   | Microsorium scolopendria / Wart Fern            | 1 Gal., 12" OA, 12" OC         |
|   | SAV    | V       | 7    | Schefflera aborizola / Trinetto                 | 3 Gal., 36" OA, 24" OC         |
|   | TD (N) | V       | 19   | Tripsacum dactyloides nana / Dwarf Fakahatchee  | 3 Gal., 24" OA, 24" OC         |
|   | TJ     | V       | 5    | Trochekarpium jasminoides / Confederate Jasmine | 3 Gal., 36" OA, 36" OC         |
| <b>MISCELLANEOUS</b>                    | (N)    |         |      | Florida Native Plant Species                    |                                |
|   | V      |         |      | Low Drought Tolerance                           |                                |
|   | M      |         |      | Moderate Drought Tolerance                      |                                |
|   | L      |         |      | Very Drought Tolerant                           |                                |

**LANDSCAPE LEGEND**

MIAMI - DADE COUNTY LANDSCAPE ORDINANCE CHAPTER 18-A (RESIDENTIAL)  
**TREES TREES**  
 3 Trees Required per Lot - 4 Trees Provided  
**NATIVE TREES**  
 30% of Required Trees to be Native. 1 Tree Required - 4 Native Trees Provided  
**SHRUBS**  
 10 Shrubs Required for Each Required - 30 Required - 188 Provided  
**NATIVE SHRUBS**  
 30% of Total Shrubs Required must be Native - 176 Provided  
**LAWN AREA**  
 50% Maximum of Landscape Area. New Lawn Area Proposed less than 50% of Landscape Area  
**IRRIGATION SYSTEM**  
 100% Coverage Provided pursuant to Miami Dade Code

**NOTES:**

**GENERAL PLANTING REQUIREMENTS**

All sizes shown for plant material on the plans are to be considered Minimum. All plant material must meet or exceed these minimum requirements for both height and spread. Any other requirements for specific shape or effect as noted on the plan(s) will also be required for final acceptance.

All plant material furnished by the landscape contractor shall be Florida #1 or better as established by "Grades and Standards for Florida Nursery Plants" and "Grades and Standards for Florida Nursery Trees". All material shall be installed as per CSI specifications.

All plant material as included herein shall be warranted by the landscape contractor for a minimum period as follows: All trees and palms for 12 months, all shrubs, vines, groundcovers and miscellaneous planting materials for 90 days, and all lawn areas for 60 days after final acceptance by the owner or owner's representative.

All plant material shall be planted in planting soil that is delivered to the site in a clean loose and friable condition. All soil shall have a well drained characteristic. Soil must be free of all rocks, sticks, and objectionable material including weeds and weed seeds as per CSI specifications.

Twelve inches (12") of planting soil 50/50 sand/topsoil mix is required around and beneath the root ball of all trees and palms, and 1 cubic yard per 50 bedding or groundcover plants.

All landscape areas shall be covered with Eucalyptus or sterilized seed free Melaleuca mulch to a minimum depth of three inches (3") of cover when settled. Cypress bark mulch shall not be used.

All plant material shall be thoroughly watered in at the time of planting; no dry planting permitted. All plant materials shall be planted such that the top of the plant ball is flush with the surrounding grade.

All landscape and lawn areas shall be irrigated by a fully automatic sprinkler system adjusted to provide 100% coverage of all landscape areas. All heads shall be adjusted to 50% overlap as per manufacturers specifications and performance standards utilizing a rust free water source. Each system shall be installed with a rain sensor.

Each lot shall supply, install, and maintain an individual irrigation system for that individual lot.

It is the sole responsibility of the landscape contractor to insure that all new plantings receive adequate water during the installation and during all plant warranty periods. Deep watering of all new trees and palms and any supplemental watering that may be required to augment natural rainfall and site irrigation is mandatory to insure proper plant development and shall be provided as a part of this contract.

All plant material shall be installed with fertilizer, which shall be State approved as a complete fertilizer containing the required minimum of trace elements in addition to N-P-K, of which 50% of the nitrogen shall be derived from an organic source as per CSI specifications.

Contractors are responsible for coordinating with the owners and appropriate public agencies to assist in locating and verifying all underground utilities prior to excavation.

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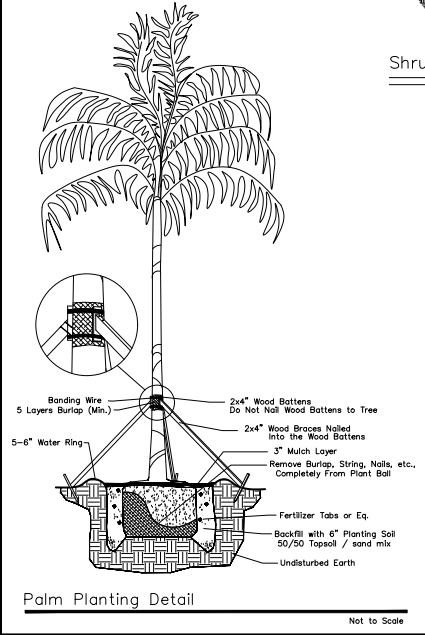
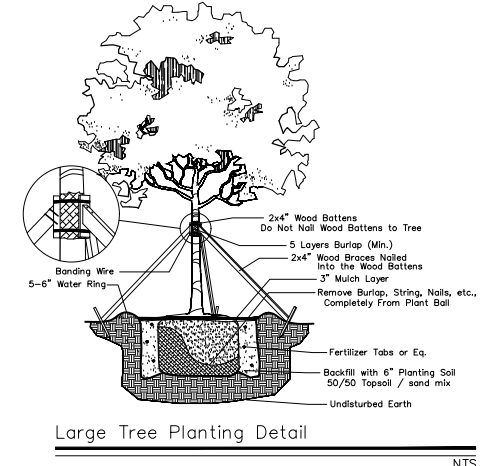
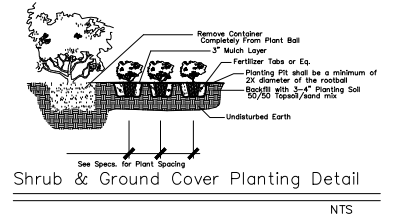
The plan takes precedence over the plant list.

**SPECIAL INSTRUCTIONS**

General site and berm grading to +/- 1 inch (1") shall be provided by the general contractor. All finished site grading and final decorative berm shaping shall be provided by the landscape contractor.

All sod areas as indicated on the planting plan shall receive Stenotaphrum secundatum, St. Augustine Floratam solid sod. It shall be the responsibility of the landscape contractor to include in the bid, the repair of any sod which may be damaged from the landscape installation operations.

All existing palms to be trimmed and cleaned.



**TONNING & ASSOCIATES, INC.**  
Landscape Architecture & Land Planning  
 Landscape Architect - Florida License #666709  
 4655 NW 52 Terrace, Fort Lauderdale, FL 33309  
 Tel: 561-414-8289 Email: wtonning@tonningandassociates.com

LANDSCAPE PLAN  
 NORMANDY LOFTS  
 1915 NORMANDY DRIVE  
 MIAMI BEACH, FLORIDA  
 ECO-URBAN DESIGNS

Wayne K. Tanning, R.L.A.  
 Digitally signed by Wayne K. Tanning  
 Date: 2023.05.29 21:46:58 -0400  
 PROJECT NO. 23-121  
 DRAWN BY WKT  
 DESIGNED BY WKT  
 CHECKED BY WKT  
 DATE: 05-20-23  
 DWG. NO. LP-1  
 SHT. NO. 1 of 1  
 REVISIONS:

FINAL SUBMITTAL  
**DRB20-0593**

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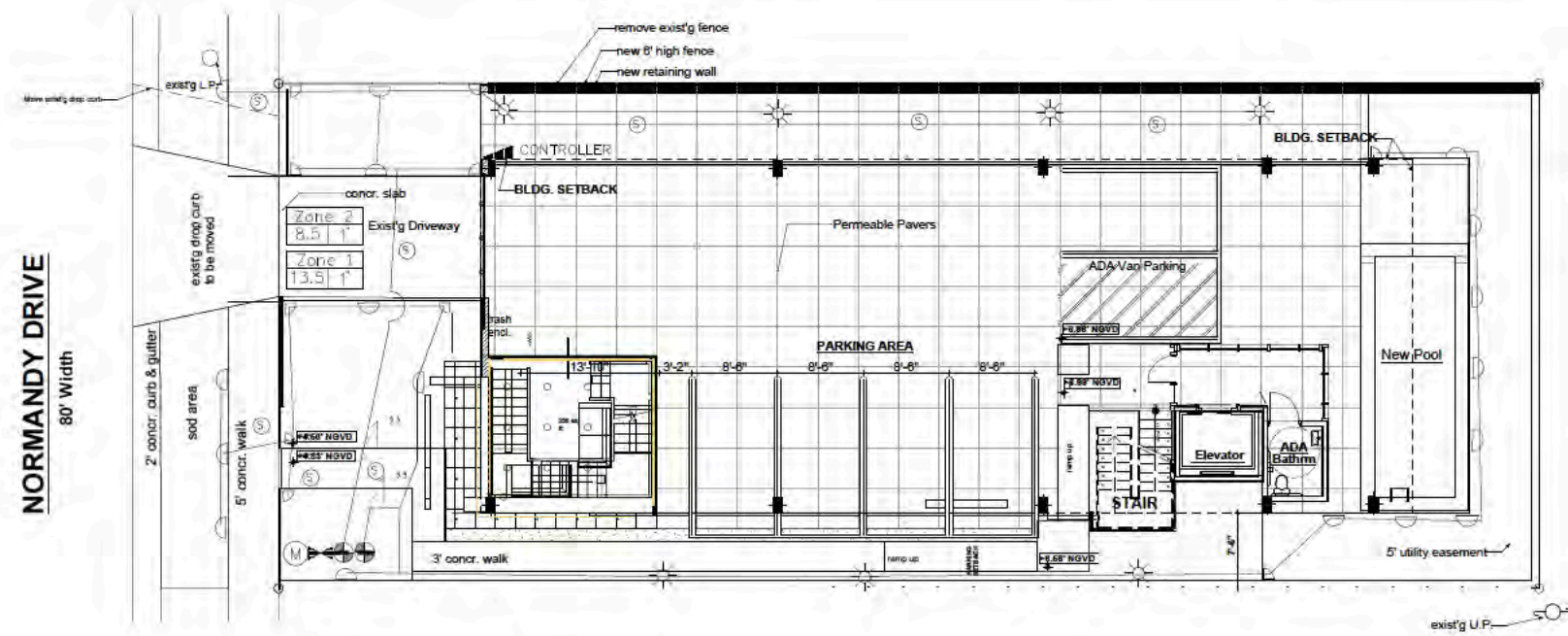
**LANDSCAPE PLAN**

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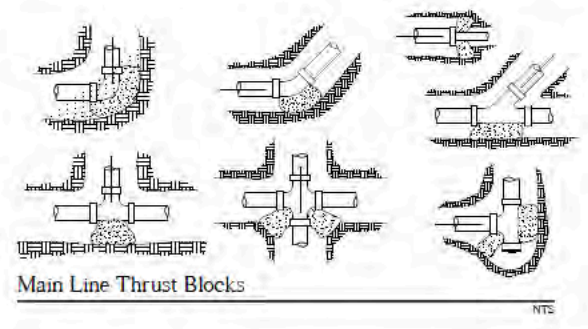
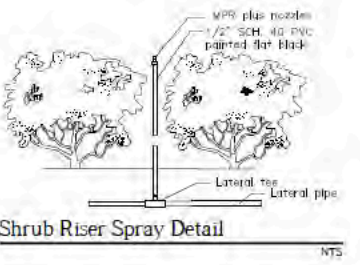
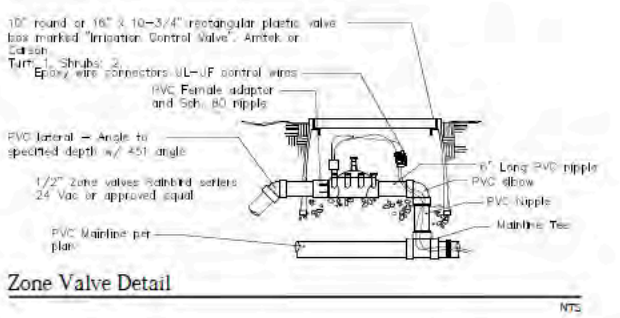
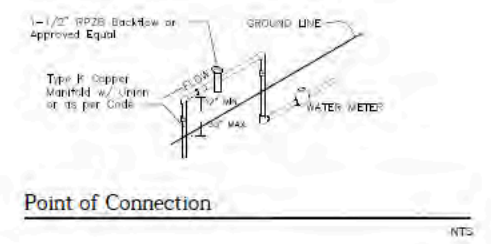


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**IRRIGATION PLAN**  
SCALE: 1/8" = 1'-0"

- IRRIGATION LEGEND:**
- MAIN LINE - 1/2" or 3/4" Polyethylene (PE) or PVC
  - LATERAL ZONE LINES - 1/2" or 3/4" Polyethylene (PE) or PVC
  - ZONE VALVES - 1/2" or 3/4" Polyethylene (PE) or PVC
  - SPRINKLER - 1/2" or 3/4" Polyethylene (PE) or PVC
  - POP-UP SPRAY / BUBBLER - 1/2" or 3/4" Polyethylene (PE) or PVC
  - SHRUB RISER - 1/2" or 3/4" Polyethylene (PE) or PVC
  - THRUST BLOCK - 1/2" or 3/4" Polyethylene (PE) or PVC
- IRRIGATION NOTES:**
1. All pipe shall be installed in accordance with the manufacturer's instructions.
  2. All pipe shall be installed in accordance with the manufacturer's instructions.
  3. All pipe shall be installed in accordance with the manufacturer's instructions.
  4. All pipe shall be installed in accordance with the manufacturer's instructions.
  5. All pipe shall be installed in accordance with the manufacturer's instructions.
  6. All pipe shall be installed in accordance with the manufacturer's instructions.
  7. All pipe shall be installed in accordance with the manufacturer's instructions.
  8. All pipe shall be installed in accordance with the manufacturer's instructions.
  9. All pipe shall be installed in accordance with the manufacturer's instructions.
  10. All pipe shall be installed in accordance with the manufacturer's instructions.



**IRRIGATION PLAN**  
**NORMANDY LOFTS**  
1915 NORMANDY DRIVE  
MIAMI BEACH, FLORIDA  
**ECO-URBAN DESIGNS**

**Wayne K. Tonning**  
Digitally signed by Wayne K. Tonning  
Date: 2023.05.25 22:29:17 -0400

|             |          |
|-------------|----------|
| PROJECT NO. | 22-121   |
| DRAWN BY    | WHT      |
| DESIGNED BY | WHT      |
| CHECKED BY  | WHT      |
| DATE        | 05-20-23 |
| DWG NO.     | LI-1     |
| SHT. NO.    | 1 of 1   |
| REVISIONS   |          |

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**IRRIGATION PLAN**

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